

**HARRISBURG PLANNING COMMISSION
APPROVED MINUTES OF THE REGULAR MEETING OF JUNE 8, 2021
HELD AT 6:00 P.M. IN THE CITY HALL CONFERENCE ROOM**

CALL TO ORDER

Chairman Bicknase called the meeting to order at 6:00 p.m.

Members present: Bicknase, Doyen, Hogan, Larson, McKenzie, and Schipper.

Others present: McMahon, Kindt, Dale Jans, Rob Kurtenbach, Dan Hensch, and Michael Verley.

The Commission welcomed new member Collin McKenzie.

APPROVAL OF AGENDA

1. To approve the agenda for the June 8, 2021 regular meeting.

Hogan moved, with Schipper seconding, to approve the agenda as presented. The motion was approved by a unanimous vote.

OLD BUSINESS

2. To approve the minutes of the regular Commission meeting of May 11, 2021.

Schipper moved, seconded by Doyen, to approve the minutes of the May 11 meeting as presented. The motion was approved by a unanimous vote.

3. To approve the minutes of the joint Commission/Council meeting of June 1, 2021.

Schipper moved, with Doyen seconding, to approve the minutes of the June 1, 2021 joint meeting as presented. The motion was approved by a unanimous vote.

PUBLIC COMMENT ON NON-AGENDA ITEMS

No public comment was offered.

NEW BUSINESS

4. Review and recommendation to City Council on a Preliminary Plan for Sunny Haven Addition.

Dale Jans was present to answer questions about his residential development. After review and discussion, Schipper moved, with Doyen seconding, to recommend to the City Council that this Preliminary Plan be approved. The motion was approved by a unanimous vote.

5. Review and recommendation to City Council of the Plat of Tract 1 of Voss Addition, located in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 20, T99N, R49W, 5th P.M., Lincoln County, SD.

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After review and discussion, Doyen moved with Larson seconding, to approve this Plat and to recommend to the City Council that this Plat be approved. The motion was approved by a unanimous vote.

6. Review and recommendation to City Council of the Plat of Lot 1A of Fountain Estates Addition, located in the NE¼ of Section 34, T100N, R50W, 5th P.M., Lincoln County, South Dakota.

McMahon presented information about this Plat. After review and discussion, Schipper moved, with Hogan seconding, to approve this Plat and to recommend to the City Council that this Plat be approved. The motion was approved by a unanimous vote.

7. Recommendation to City Council on amendments to Subdivision Regulations.

McMahon reviewed the proposed changes with the Commission. After discussion, Schipper moved, with Hogan seconding, to recommend to the City Council that the proposed amendments to the Subdivision Regulations be approved. The motion was approved by a unanimous vote.

8. Recommendation to City Council to adopt the 2022-2027 Capital Improvement Plan.

Stonesifer had provided updated project priorities within the CIP to Commission members. Since Stonesifer was unable to attend this meeting to discuss the updates Commission members were asked to review the information so action on this item can be taken at the next Commission meeting.

ADMINISTRATIVE REPORTS AND COMMISSION INPUT

9. Building and development activity reports for April, 2021 and discussion of accessory building requests as well as a discussion of the Willow Estates Addition.

McMahon presented the reports and gave a short summary of recent development activity.

McMahon also distributed information on two requests for large accessory buildings on two residential lots in the A-2 Rural Residential zoning district. Rob Kurtenbach presented the requests from two potential property buyers. After discussion, the consensus of the Commission was to use the Conditional Use Permit process to accommodate these requests. Mr. Kurtenbach will work with the buyers to submit CUP requests and additional information.

McMahon reported on the upcoming rezoning request and the grading permit issuance for the Willow Estates Addition. Michael Verley answered questions and discussed his development plans with the Commission. The Public Hearing for the rezoning request has been scheduled for the July Commission meeting.

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10. Commission Member input.

No Commission input was offered.

ADJOURNMENT

Motion by Schipper, seconded by Doyen, to adjourn. The motion was approved by a unanimous vote. The Commission meeting adjourned at 7:48 p.m.

Respectfully submitted,

Michael McMahon
Planning & Zoning Administrator