

**HARRISBURG PLANNING COMMISSION
DRAFT MINUTES OF THE REGULAR MEETING OF JULY 13, 2021
HELD AT 6:00 P.M. IN THE LIBERTY ELEMENTARY SCHOOL BOARD ROOM**

CALL TO ORDER

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

Members present: Bicknase, Doyen, Hiles, Schipper.

Others present: Stonesifer, Pietrus, Verley, Savage, Kurtenbach, Jibben, and over 20 others.

APPROVAL OF AGENDA

1. To approve the minutes of the regular Commission meeting of June 8, 2021.

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

OLD BUSINESS

2. To approve the minutes of regular Commission meeting of June 8, 2021.

Doyen moved, seconded by Schipper to approve the minutes of the June 8, 2021, meeting as presented. The motion was approved by unanimous vote.

PUBLIC COMMENT ON NON-AGENDA ITEMS

No public comment was offered.

PUBLIC HEARINGS

3. A Public Hearing was scheduled at 6:05 to accept public input on a Zoning Amendment Request by MV Enterprises, LLC to change the zoning of Tract 1 of the Willow Estates Addition from R-1 Single Family Residential District to R-2 Low Density Residential District.

Chairman Bicknase called the Public Hearing to order at 6:05 p.m. The following public input was offered: Susan Larson, 609 E. Willow, opposed to 14-16 families on small lot; James Newburg, 205 S. Perry, drainage; Bruce Schavy, 107 S. Perry, water 20 feet onto property and drainage; Howard Soukup, 103 S. Perry, drainage and french gates do not work; Robin Anderson, 105 S. Perry, sewer capacity, drainage, poor planning; Susie Larson, 609 E. Willow, parking, families bring more vehicles and more traffic; Faith Yerdon, 102 S. Perry, too many families, drainage; Corey Stuefen, 104 E. Elm, this will destroy the value of his home, drainage; Andrew Pietrus spoke on behalf of Travis Johns about drainage; Verlon Enger, 702 E. Elm, storm sewer first, french drain does not work; David Noonan, 307 E. Elm, too much noise, no real benefit to neighborhood; Mike Verley spoke briefly; Dave Jibben spoke about drainage. Chairman Bicknase closed the Public Hearing at 7:10 p.m.

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4. A public Hearing has been scheduled at 6:20 p.m. to accept public input on a Conditional Use Permit Application to allow an accessory building that exceeds the regulation size limit on Tract 1 of Kolb Addition, located in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 28, T100N, R50W, 5th P.M., City of Harrisburg, Lincoln County, SD.
5. A Public Hearing has been scheduled at 6:40 to accept public input on a Conditional Use Permit Application to allow an accessory building that exceeds the regulation size limit on a parcel to be platted as Tract 1 of Hitt Addition, located in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 28, T100N, R50W, 5th P.M., City of Harrisburg, Lincoln County, SD.

Chairman Bicknase closed the Public Hearing at 7:20 p.m. after Kurtenbach explained the two requests. Items four and five were combined.

NEW BUSINESS

6. Review and recommendation to City Council on a Zoning Amendment Request by MV Enterprises, LLC to change the zoning of Tract 1 of Willow Estates Addition from R-1 Single Family Residential District to R-2 Low Density Residential District.

After discussion, Doyen moved, with Schipper seconding, to approve this Zoning Amendment Request and to recommend to the City Council that this Request be approved. The motion was approved by a unanimous vote.

7. Review of a Conditional Use Permit Application to allow an accessory building that exceeds the regulation size limit on Tract 1 of Kolb Addition, located in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 28, T100N, R50W, 5th P.M., City of Harrisburg, Lincoln County, SD.

After review, Hiles moved, with Schipper seconding, to approve this CUP subject to the recommended conditions of approval. The motion was approved by a unanimous vote.

8. Review and recommendation to City Council on a Petition for Voluntary Annexation of Tract 1 of Kolb Addition.

After review, Doyen moved, with Schipper seconding, to recommend to the City Council that this annexation be approved. The motion was approved by a unanimous vote.

9. Review of a Conditional Use Permit Application to allow an accessory building that exceeds the regulation size limit on a parcel to be platted as Tract 1 of Hitt Addition, located in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 28, T100N, R50W, 5th P.M., City of Harrisburg, Lincoln County, SD.

After review, Doyen moved, with Schipper, seconding, to approve this CUP subject to the recommended conditions of approval. The motion was approved by a unanimous vote.

10. Report by the City Administrator on potential Tax Increment District.

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Pietrus briefed the Commission on a potential TID for the Industrial Park Addition area.

ADMINISTRATIVE REPORTS AND COMMISSION INPUT

11. Building and development activity reports for June, 2021.

Written reports were provided.

12. Commission Member input.

No 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 8:00 p.m.

Respectfully submitted,

Michael McMahon
Planning & Zoning Administrator