

**HARRISBURG PLANNING COMMISSION
APPROVED MINUTES OF THE REGULAR MEETING OF DECEMBER 14, 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. Present were members Bicknase, Doyen, Hiles, Hogan, Larson, McKenzie, and Schipper as well as McMahon, Mergen, and 6 guests.

APPROVAL OF AGENDA

1. To approve the agenda for the December 14, 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 November 9, 2021.

McKenzie moved, with Doyen seconding, to approve the minutes of the November 9, 2021 meeting as presented. The motion was approved by a unanimous vote.

3. Review of a Sign Permit Application by Sioux Valley Co-op (continued from the October 19 Planning Commission meeting) for a second freestanding sign at 756 Cliff Avenue N. (Lot 3 of Block 1 of Dynamic Development 2nd Addition).

After discussion, Larson moved, with Schipper seconding, to deny this application because the proposed sign does not meet sign regulation requirements. The motion was approved by a unanimous vote.

PUBLIC COMMENT ON NON-AGENDA ITEMS

Mark Blow asked the Commission for support for his upcoming Rezone request to Lincoln County for his property along 274th Street.

Matthew Roach expressed his frustration with City staff about the Preliminary Plan for the development of 10 acres of Tract 2 of Bramstedt Addition. Legal action against the City was threatened.

PUBLIC HEARING

4. A Public Hearing has been scheduled for 6:05 p.m. to accept public input on a request by Alpine Real Estate, LLC to change the zoning of a portion of Tract 1 of Green Meadows Addition from R-2 Low Density Residential District to R-3 Multi-Family Residential District.

Chairman Bicknase called the Public Hearing to order at 6:05 p.m. The following public input was offered: Spencer Ruff introduced the development team to the Commission and then presented information on the proposed development and the need for the

HARRISBURG PLANNING COMMISSION
APPROVED MINUTES OF THE REGULAR MEETING OF DECEMBER 14, 2021
HELD AT 6:00 P.M. IN THE CITY HALL CONFERENCE ROOM

rezone. Commission members asked several questions about traffic and park impacts. Chairman Bicknase closed the Public Hearing at 6.25 p.m.

NEW BUSINESS

5. Review and recommendation to City Council on the request by Alpine Real Estate, LLC to change the zoning of a portion of Tract 1 of Green Meadows Addition from R-2 Low Density Residential District to R-3 Multi-Family Residential District.

Doyen moved, with Schipper seconding, to approve this Rezone request and to recommend to the City Council that this Rezone request be approved. The motion was approved with Doyen, Hiles, McKenzie, and Schipper voting in favor and Hogan and Larson voting against the motion.

6. Review and recommendation to City Council of the Petition for Voluntary Annexation of Tiger Meadows Subdivision, located in the W½SE¼ of Section 2, T99N, R50W, 5th P.M., Lincoln County, SD.

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

7. Review of the Plat of Tract 1 of Bramstedt Addition, located in the NE¼NW¼ of Section 33, T100N, R49W, 5th P.M., Lincoln County, SD.

After review, Doyen moved, with Schipper 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.

ADMINISTRATIVE REPORTS AND COMMISSION INPUT

8. Building and development activity reports for November, 2021.
McMahon briefly discussed revisions to billboard regulations with the Commission and will place this on the next agenda. The one-year delay for construction of the Cliff/Willow roundabout was also discussed.

9. Commission Member input.
No Commission input was made.

ADJOURNMENT

Motion by Doyen, seconded by Schipper, to adjourn. The motion was approved by a unanimous vote. The Commission meeting adjourned at 7:53 p.m.

Respectfully submitted,

Michael McMahon
Planning & Zoning Administrator