

**City of Harrisburg Planning Commission
Agenda for May 14, 2024 Meeting at 6:00 P.M.
Liberty Elementary School Board Room
200 E. Willow Street, Harrisburg, SD**

Call to Order and Roll Call

Approval of Agenda

Approval of the Meeting Minutes

1. Approve the minutes of the April 9, 2024, meeting.

Old Business

Public Comment on Non-Agenda Items

Public Hearings

1. A public hearing has been scheduled for 6:00 p.m. or shortly thereafter to accept public input regarding proposed revisions to Sections 3 and 8, (Recreational Facilities), of the City of Harrisburg Zoning Regulations.
2. A public hearing has been scheduled for 6:05 p.m. or shortly thereafter to accept public input regarding proposed revisions to Section 4.9 (Signs) of the City of Harrisburg Zoning Regulations.

New Business

1. Review regarding proposed revisions to Section 3 and 8, (Recreational Facilities), of the City of Harrisburg Zoning Regulations.
2. Review regarding proposed revisions to Section 4.9 (Signs) of the City of Harrisburg Zoning Regulations.
3. Review Major Street Plan and Land Use Plan and provide recommendation for adoption by City Council.
4. Review of the Planning Commission Bylaws.

Administrative Reports and Commission Input

1. Building permit reports for April 2024.
2. Commission input.
3. Plats filed in April:
 - Lots 1-9, Block 2 and Lots 1-9, Block 3, Greyhawk Estates Addition
 - Tract 1 & 2 of Paul Alan Addition

Adjournment

**City of Harrisburg Planning Commission
Minutes for April 9, 2024 Meeting at 6:00 P.M.
Harrisburg City Hall
301 E. Willow Street, Harrisburg, SD**

Call to Order and Roll Call

The regular meeting of the City of Harrisburg Planning Commission was called to order by Chairperson Bicknase at 6:00 p.m. on April 9, 2024. Commissioners Rob Doyen, Matthew Irish, Jason Schipper, Collin McKenzie, and Chairperson Bruce Bicknase were present. Staff member Jen Cleveland, on behalf of Planning/Building Services was also present. Also present were Kelly Nielson, Casey Swenson, and Jim Nielsen.

Approval of Agenda

Chairperson Bicknase asked if there were any changes to the meeting agenda. No changes were made. A motion was made by Commissioner Schipper, seconded by Doyen, to approve the agenda. A voice vote was taken. Yeas: Doyen, Irish, Schipper, McKenzie, Bicknase. Nays: None. Motion carried 5-0.

Approval of the Meeting Minutes

1. Approve the minutes of the March 12, 2024, meeting.

Chairperson Bicknase asked if there were any corrections to the March 12, 2024 meeting minutes. No changes were made. A motion was made by Commissioner Schipper, seconded by Irish, to approve the minutes. A voice vote was taken. Yeas: Doyen, Irish, Schipper, McKenzie, Bicknase. Nays: None. Motion carried 5-0.

Old Business

No old business was discussed.

Public Comment on Non-Agenda Items

No public comment was received.

Public Hearings

1. A Public Hearing has been scheduled for 6:00 p.m. of shortly thereafter to accept public input on a change of zone for a portion of Parcel ID 271.11.00.A200 (Proposed Lot 3, Block 2, Whiskey Creek Addition) from NR Natural Resource to R-1 Single-Family Residential.

Chairperson Bicknase opened the public hearing shortly after 6:01PM. No public comment was received; therefore, he closed the public hearing.

New Business

2. Consider a change of zone application for a portion of Parcel ID 271.11.00.A200 (Proposed Lot

City of Harrisburg Planning Commission
Minutes for April 9, 2024 Meeting at 6:00 P.M.
Harrisburg City Hall
301 E. Willow Street, Harrisburg, SD

3, Block 2, Whiskey Creek Addition) from NR Natural Resource to R-1 Single-Family Residential.

Jen Cleveland, on behalf of the Harrisburg Planning Office, presented a summary of the change of zone application. Kelly Nielson was present on behalf of Nielson Development, LLC to speak and answer questions regarding the proposal.

A motion was made by Commissioner Doyen, seconded by Commissioner Schipper, to recommend approval of the change of zone to City Council. A voice vote was taken. Yeas: Doyen, Irish, Schipper, McKenzie, Bicknase. Nays: None. Motion carried 5-0.

3. Consider an application for the Keeping of Chickens at 602 Josh Street.

Jen Cleveland, on behalf of the Harrisburg Planning Office, presented a summary of the application to keep chickens at 602 Josh Street. Casey Swenson, property owner, was present to speak and answer questions regarding his application.

A motion was made by Commissioner Schipper, seconded by Commissioner Doyen, to approve the application to keep chickens at 602 Josh Street. A voice vote was taken. Yeas: Doyen, Irish, Schipper, McKenzie, Bicknase. Nays: None. Motion carried 5-0.

Administrative Reports and Commission Input

4. Building permit reports for March 2024.

Jen Cleveland, on behalf of Building Services, presented the issued building permits reports for March 2024.

5. Commission input.

Chairperson Bicknase commented that the Harrisburg City Council had the appointment of two new members to the Planning Commission on their agenda for consideration tonight. The members would be filling current vacancies on the Planning Commission.

6. Plats filed in March:

- Tract 2A of Slack's Addition.
- Lot 1 in Tract 3A of Adrian's Addition.

Adjournment

A motion was made to adjourn the meeting at 6:20 p.m. by Commissioner Schipper, seconded by Commissioner Doyen. A voice vote was taken. Yeas: Doyen, Irish, Schipper, McKenzie, Bicknase. Motion carried 5-0.



301 E WILLOW STREET • PO BOX 26 • HARRISBURG SD • 57032
PHONE: 605-743-5872

Agenda Item Staff Report

Date: May 14, 2024

To: Planning Commission

From: Jen Cleveland, Planning/Building Services

Agenda Item:

Revisions to Section 4.9 of the Zoning Regulations Regarding Signs.

Information:

- This proposed revision clarifies the definition of a recreational facility and locates such uses to zoning districts where the use can be complementary to the surrounding area while also mitigating excessive traffic and other use related nuisances to the neighboring properties.
- Currently, private recreational facilities are only permitted in Central Business and General Business zoning districts as a *private club*.
- This proposed revision would allow a private recreational facility in all residential zoning districts (R-1, R-2, R-3, and R-4), as well as the Central and General Business zoning districts.
- This proposed revision would allow public recreational facilities in R-3 and R-4 residential zoning districts, as well as the Central and General Business zoning districts.

Financial Considerations:

None

Attachments:

Proposed Ordinance Revision

Staff Recommendation:

Approve and recommend approval to the City Council.

1ST Reading:
2nd Reading:
Date Adopted:
Date Published:
Date Effective:

ORDINANCE 2024-06

BE IT ORDAINED by the City Council of the City of Harrisburg as follows:

ARTICLE I – PURPOSE AND JURISDICTION

SECTION 1 – PURPOSE.

Ordinance 2024-05 is an ordinance to amend the Zoning Regulations of the City of Harrisburg. The City Council of the City of Harrisburg has deemed these regulations and controls to be reasonable and related to the purpose of promoting the health, safety, and general welfare of the City of Harrisburg.

SECTION 2 – JURISDICTION.

This Ordinance shall govern all territory within the statutory jurisdiction of the City of Harrisburg, South Dakota.

SECTION 3 – SEVERABILITY AND SEPARABILITY.

Should any Article, Section, Subsection, or Provision of this Ordinance be found to be or declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity or constitutionality of the Ordinance as a whole or any part thereof, other than the portion so declared to be invalid or unconstitutional.

ARTICLE II – AMENDMENTS TO CHAPTER 9.02, ZONING REGULATIONS

A. That Section 8.2 be amended to remove the following definition:

Recreation Facility, Commercial- A place designed and equipped for the conduct of sports, leisure-time activities, and other customary and usual recreational activities, either active or passive and operated as a business and open to the public for a fee.

B. That Section 8.2 be amended to add the following definitions:

Recreation Facility, Public- An indoor or outdoor, or any combination thereof, facility designed to provide recreational and/or social activities where the use thereof is open to the public with or without fees.

Recreation Facility, Private- A privately owned or operated facility designed to provide recreational and/or social activities for its users where the use thereof is restricted to the owners or members with or without fees. This definition includes a residential subdivision operated clubhouse, swimming pool, sports court, and similar facilities.

- C. That Section 3.4.1 be amended to add to Permitted Uses:

<u>Use</u>	<u>Use-Specific Standards</u>
Recreation Facility, Private	See Section 5.27

- D. That Section 3.5.1 be amended to add to Permitted Uses:

<u>Use</u>	<u>Use-Specific Standards</u>
Recreation Facility, Private	See Section 5.27

- E. That Section 3.6.1 be amended to add to Permitted Uses:

<u>Use</u>	<u>Use-Specific Standards</u>
Recreation Facility, Public or Private	See Section 5.27

- F. That Section 3.7.1 be amended to add to Permitted Uses:

<u>Use</u>	<u>Use-Specific Standards</u>
Recreation Facility, Public or Private	See Section 5.27

- G. That Section 3.8.1 be amended to add to Permitted Uses:
Recreational Facility, Public or Private

- H. That Section 3.9.1 be amended to add to Permitted Uses:
Recreational Facility, Public or Private

- I. That Section 5 (Use-Specific Standards) be amended to add Section 5.27 Private Recreation Facilities to read as follows:

5.27 Private Recreation Facility. Private recreation facilities shall comply with the following standards.

- A. The exteriors of all buildings, including siding and roofing materials, shall match the general aesthetics of the surrounding subdivision. Use of corrugated sheet metal for exterior siding or roofing is prohibited.
- B. All buildings shall meet the minimum setbacks requirements of the zoning district. All park equipment, sports courts, swimming pools, and similar spaces shall be erected no closer than 7' to the side and rear lot lines.
- C. Swimming pools, hot tubs, and spas shall be completely enclosed with a fence, or approved alternative barrier, at least 48" in height. All doors and gates allowing access into the pool area shall be equipped with self-closing and self-latching hardware.
- D. Private recreational facilities shall not be used for dwelling purposes.
- E. All exterior lighting shall be downturned and shielded or shaded to not adversely affect neighboring properties or traffic.

- F. The required number of parking spaces shall conform to the guidelines in Section 4.8. All parking spaces shall be hard surfaced.
- G. All buildings and structures shall be kept neat, orderly, and in good repair. All open spaces shall be maintained with landscaping or grass, except areas paved for driveway or parking.

BE IT FURTHER ORDAINED by the City Council of the City of Harrisburg that this Ordinance shall become effective in accordance with law.

Date Adopted:

Derick Wenck, Mayor

Attest:

Deb Harris, Finance Officer



301 E WILLOW STREET • PO BOX 26 • HARRISBURG SD • 57032
PHONE: 605-743-5872

Agenda Item Staff Report

Date: May 14, 2024
To: Planning Commission
From: Jen Cleveland, Planning/Building Services

Agenda Item:
Revisions to Section 4.9 of the Zoning Regulations Regarding Signs.

Information:

- This proposed ordinance will replace Section 4.9 in its entirety.
- This proposed revision aims to clarify and simplify the regulations relating to on-premises and off-premises signs by clearly specifying the types of signs allowed in each zoning district, as well as the maximum sign area and heights allowed.
- Current sign regulations indicate a Conditional Use Permit may be required. This revision will simplify and expediate the process by allowing Planning and Zoning staff to review and approve all signs in accordance with the Zoning Regulations.

Financial Considerations:

None

Attachments:

Proposed Ordinance Revision

Staff Recommendation:

Approve and recommend approval to the City Council.

1ST Reading:
2nd Reading:
Date Adopted:
Date Published:
Date Effective:

ORDINANCE 2024-06

BE IT ORDAINED by the City Council of the City of Harrisburg as follows:

ARTICLE I – PURPOSE AND JURISDICTION

SECTION 1 – PURPOSE.

Ordinance 2024-06 is an ordinance to amend the Sign Regulations section of the Zoning Regulations of the City of Harrisburg. The City Council of the City of Harrisburg has deemed these regulations and controls to be reasonable and related to the purpose of promoting the health, safety, and general welfare of the City of Harrisburg.

SECTION 2 – JURISDICTION.

This Ordinance shall govern all territory within the statutory jurisdiction of the City of Harrisburg, South Dakota.

SECTION 3 – SEVERABILITY AND SEPARABILITY.

Should any Article, Section, Subsection, or Provision of this Ordinance be found to be or declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity or constitutionality of the Ordinance as a whole or any part thereof, other than the portion so declared to be invalid or unconstitutional.

ARTICLE II – AMENDMENTS TO CHAPTER 9.02, ZONING REGULATIONS

4.9 Sign Regulations

These regulations provide standards for the erection and maintenance of signs. The principal feature of this section is the restriction on the total sign area permissible per site. All signs shall be erected and maintained in accordance with the following standards:

No sign may encroach a public right-of-way.

No sign may be attached to a traffic sign, street-name sign, or utility pole.

No sign may interfere with visibility at an intersection or driveway.

All signs shall be attached to a sign support or building in a manner to make them immobile.

All signs, together with their supports, braces, and anchors, shall be kept in good repair and in a proper state of preservation. The display surface of all signs shall be kept clean, neat, and in good repair.

Nuisance Signs: Signs that imitate an official traffic sign or signal or that are of a size, location, movement, content, coloring, or manner of illumination that may be confused with or construed as a traffic control device, or that hide from view any traffic, street sign, or signal; or signs that cause a safety or health issue, including unsafe traffic conditions by confusing or distracting motorists; or by impairing the drivers ability to see pedestrians, obstacles, or other vehicles, shall be considered a nuisance and shall be removed upon notice.

On-Premise Signs

On-premise signs are allowed in the following districts subject to the following:

Districts	Permissible Signs	Sign Area (Maximum)	Sign Height (Maximum)
NR, A-1	Freestanding	50 square feet	6 feet above grade
A-2, R-1, R-2, R-3, R-4	Freestanding	50 square feet	6 feet above grade
A-2, R-1, R-2, R-3, R-4	Wall	1 square foot	NA
CB, GB	Freestanding	1 square foot per 1 foot of lineal street frontage	CB = 18 feet above grade GB = 30 feet above grade
CB, GB	Wall, roof, projecting	2 square foot per 1 foot of lineal street frontage	Wall = on wall only Roof/projecting = 5 feet above roof line
LI, HI	Freestanding	1 square foot per 3 foot of lineal street frontage	20 feet above grade
LI, HI	Wall, roof, projecting	1 square foot per 3 foot of lineal street frontage	Wall = on wall only Roof/projecting = 5 feet above roof line

Freestanding signs:

Shall be limited to one per street frontage.

Shall only be located in the front or side yard.

Projecting signs:

May project no more than 5 feet from the building face.

Shall have a minimum clearance of 10 feet above any yard or sidewalk and 16 feet above any road, alley, or drive.

Roof Signs:

Shall rise no higher than 5 feet above the top of a parapet or roof.

Shall be limited to a maximum of 32 square feet in sign area.

Temporary Signs:

Portable signs shall be limited to a maximum of 32 square feet. Portable signs are allowed up to 60 days per calendar year at any one location. All portable signs shall be attached to support and shall be secured in a manner to make them immobile.

Banners are allowed to advertise special events and are not to be used for business identification. Banners may be displayed for a time period not to exceed sixty (60) days. Banners shall be placed only on freestanding signs or buildings.

Off-Premise Signs

Freestanding off-premise signs are allowed in the GB, LI, and HI districts subject to the following:

- Maximum size of 288 square feet.
- Maximum height of 40 feet and a minimum height of 12 feet.
- Minimum setback of 10 feet from any part of the sign.
- No part of the sign face or structure will be allowed to exist in a required rear or side yard setback or any required buffer yard.

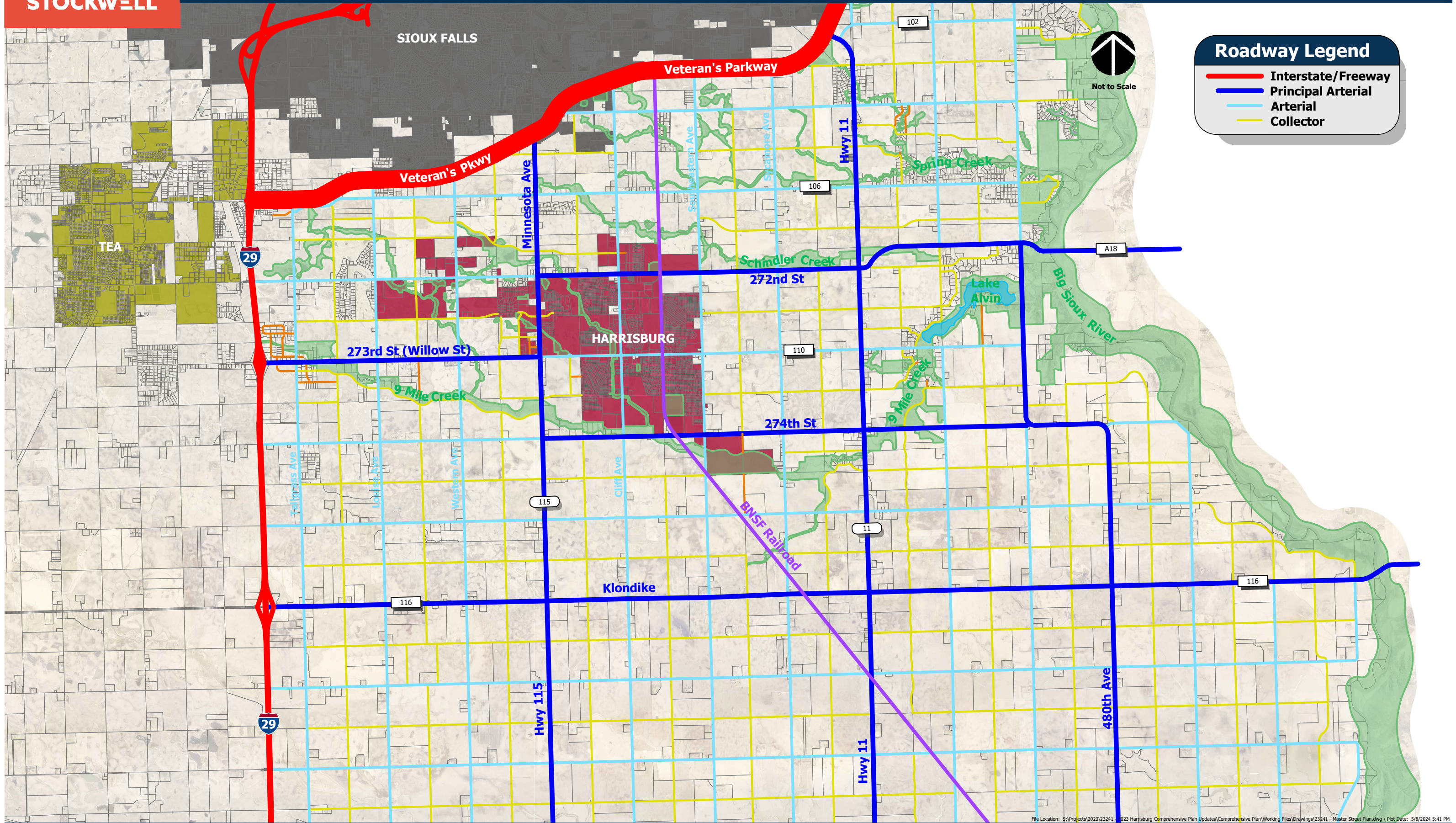
BE IT FURTHER ORDAINED by the City Council of the City of Harrisburg that this Ordinance shall become effective in accordance with law.

Date Adopted:

Derick Wenck, Mayor

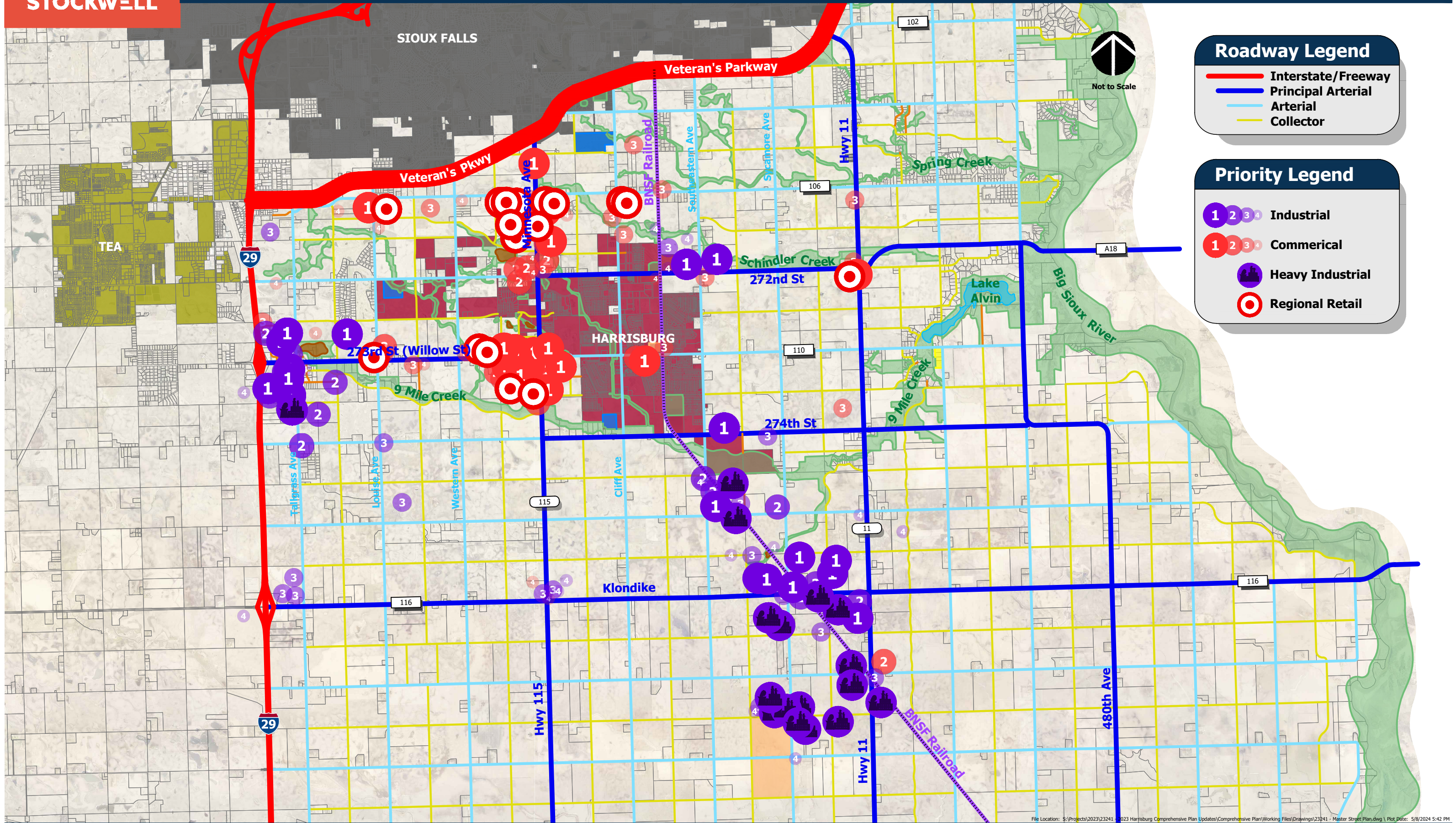
Attest:

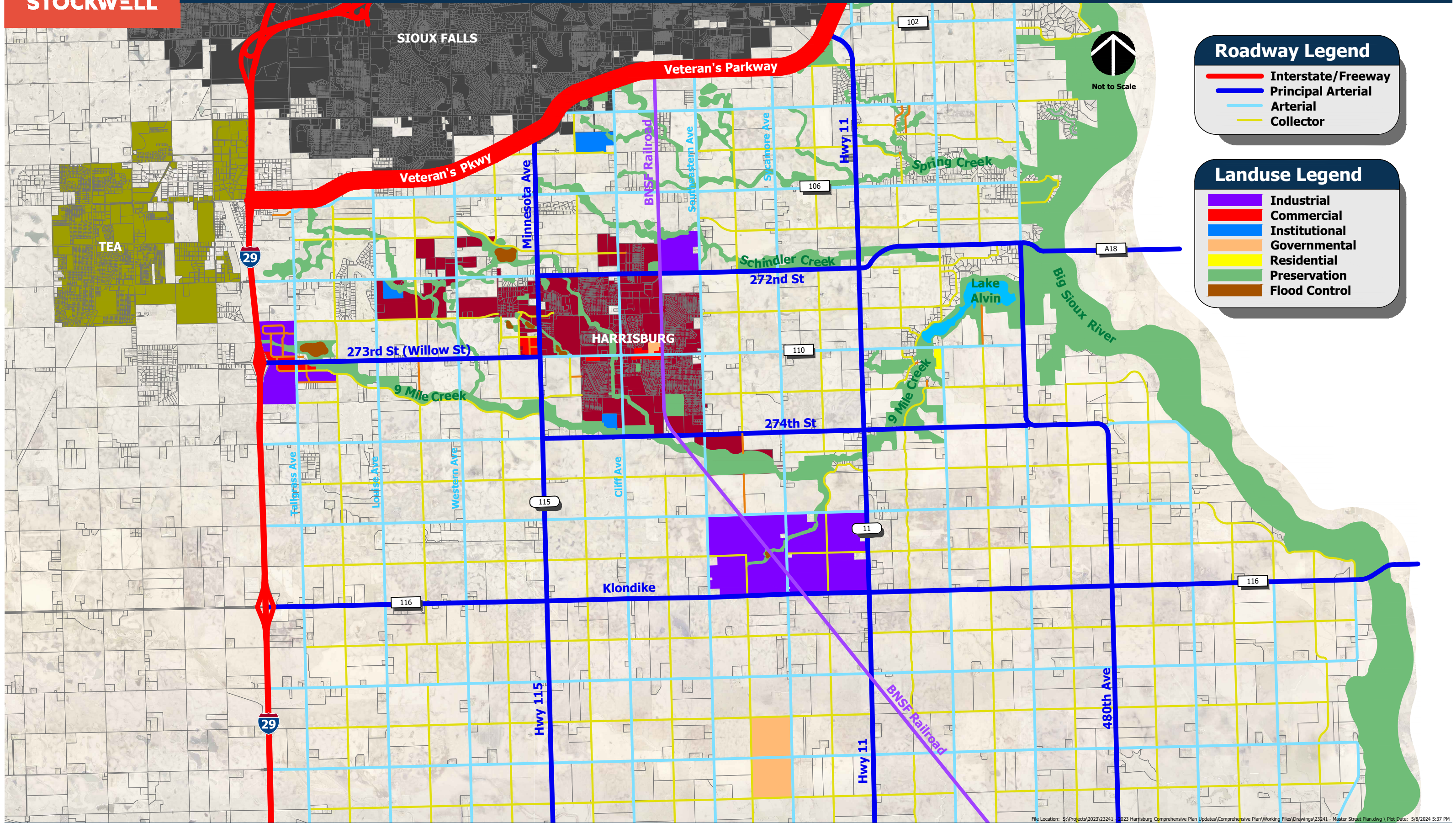
Deb Harris, Finance Officer



Roadway Legend

- Interstate/Freeway
- Principal Arterial
- Arterial
- Collector





Roadway Legend

- Interstate/Freeway
- Principal Arterial
- Arterial
- Collector

Landuse Legend

- Industrial
- Commercial
- Institutional
- Governmental
- Residential
- Preservation
- Flood Control

CITY OF HARRISBURG PLANNING COMMISSION BYLAWS

ARTICLE I – AUTHORIZATION

1. Authorization for the establishment of the Planning Commission is set forth under South Dakota Codified Law (SDCL 11-6-2).
2. Powers and duties are delegated to the Commission by the City Council of the City of Harrisburg by Ordinance (Chapter 9.01 of the Revised Municipal Ordinances).

ARTICLE II – MEMBERSHIP

1. Commission members are appointed by the Mayor, with affirmation of the appointment by the City Council.
2. Absence from three consecutive meetings or from five regular meetings in any twelve-month period by any Commission member may constitute sufficient grounds for removal.

ARTICLE III – OFFICERS

1. The officers of the Commission shall consist of a Chairperson and Vice-Chairperson.
2. The Chairperson shall:
 - A. Chair all Commission meetings.
 - B. Reschedule regular Commission meetings when needed.
 - C. Call all special meetings.
 - D. Sign documents or actions of the Commission.
 - E. Act as spokesperson for the Commission.
 - F. Rule on all points-of-order and procedure.
 - G. Perform other duties and functions as may be determined by the Commission.
3. The Vice-Chairperson shall act for the Chairperson in the Chairperson's absence.

ARTICLE IV – ELECTION OF OFFICERS

1. An annual organizational meeting shall be held during the Commission's regular meeting in January.
2. The election of officers shall be held at the annual organizational meeting. Nominations may be made by the members.

CITY OF HARRISBURG PLANNING COMMISSION BYLAWS

3. A candidate receiving a majority of the ballots cast by the members present shall be declared elected for a term of one (1) year. A candidate member may vote in the election.
4. Officer vacancies shall be filled immediately for the remainder of the term in the same manner as in Section 3 (above).
5. In the event that the Chairperson and Vice-Chairperson are both absent from a meeting, an acting Chairperson shall be elected for the meeting by the members present.

ARTICLE V – MEETINGS

1. Regular meetings of the Commission shall be held once per month during the week between regular Council meetings at a time, date, and place to be determined by the Commission. If a scheduled regular meeting day falls upon a holiday, the regular meeting may be rescheduled by the Chairperson.
2. Special meetings shall be called by the Chairperson. All members shall be notified at least twenty-four (24) hours prior to a special meeting or as otherwise allowed by law for public meetings. Public notification shall be made in the usual manner and shall state the purpose, time, and place of the special meeting. A special meeting shall be limited to the purpose so stated. It is the duty of the Chairperson to call a special meeting when so requested by a majority of the Commission or the Council or by the Mayor.
3. All meetings shall be open to the public and may be continued to another specified time and place without additional publication.
4. The conduct of an open and orderly meeting shall be a duty of the Chairperson. The Chairperson may limit the time and relative content of any public testimony not germane to the issue being discussed.
5. Robert's Rules of Order shall govern the proceedings of all Commission meetings unless otherwise specified in these Bylaws.
6. The minutes, records, and all official actions of the Commission shall be filed in the office of the Harrisburg Planning Department and shall constitute public record.
7. A quorum shall consist of a majority of the members of the Commission. The number of votes necessary to transact business shall be a majority present, but not less than three (3) or as otherwise provided by state law. Abstentions and refusals-to-vote shall not be counted as votes. Voting shall be by oral question and answer unless any member requests an oral roll call vote. The

CITY OF HARRISBURG PLANNING COMMISSION BYLAWS

Chairperson shall adjourn the meeting to a specified time and place if a quorum is not present.

8. Each member shall have one (1) vote and must be present to vote.
9. Records of voting shall show:
 - A. The member making the motion.
 - B. The member seconding the motion.
 - C. The vote on the motion whether unanimous or of each member.
10. No votes may be made by proxy. Written communications from absent members shall be read to the Commission by the Chairperson.
11. A "Conflict of Interest" shall mean either a direct, personal, or financial interest that impairs the ability of a member to make a neutral and fair decision. Any member who feels his judgement will be so impaired may declare a Conflict of Interest.
12. Challenge for Conflict of Interest may be made by any member or by the public on any agenda item that has been opened for discussion. Challenge for Conflict of Interest relating to a non-property-specific plan, ordinance, regulation, or action shall be decided by the member challenged. Challenge for Conflict of Interest relating to a property-specific plat, land use change, variance, or other specific action shall be decided by a majority voice vote of the Commission.
13. If a Conflict of Interest by a member is declared or determined, then that member may participate in the discussion of the agenda item as an audience member but shall not vote on the property-specific item and should not vote on the non-property-specific item.

ARTICLE VI – PUBLIC HEARINGS

1. Public Hearings shall be held as required by law or when in the public interest.
2. The order of business for Public Hearings shall be:
 - A. The Chairperson shall call the Public Hearing to order.
 - B. The Chairperson shall state the purpose of the Public Hearing and any rules or limitations affecting the conduct of the Public Hearing.
 - C. The Chairperson shall ask for abstentions or challenges for Conflict of Interest.
 - D. Staff report and comments.
 - E. Applicant and proponents' comments.
 - F. Opponents' comments.
 - G. Questions or comments by the public.

**CITY OF HARRISBURG
PLANNING COMMISSION BYLAWS**

- H. Rebuttal by applicant and proponents.
 - I. Close public testimony.
 - J. Questions by members to staff, applicant, proponents, or opponents.
 - K. Commission discussion.
 - L. Adjournment of the Public Hearing.
3. No record or statement shall be recorded or sworn to as evidence for any court of law without prior notice to the parties.
4. Planning Department staff shall keep a record of those speaking before the Commission at such hearings.

ARTICLE VII – SUBCOMMITTEES

1. The Commission or the Chairperson may establish any such subcommittee as is deemed advisable. All recommendations or reports of such subcommittees shall be provided to the Commission for vote or other action.

ARTICLE VIII – AMENDMENTS

1. These Bylaws may be amended by a majority vote of the Council. The Commission may recommend Bylaw changes to the Council, provided that the proposed changes have been submitted in writing to each member at least five (5) days prior to a meeting. The five (5) day period shall include said meeting date and shall not include the date said changes are mailed to the members.

APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF HARRISBURG ON August 14, 2013.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF HARRISBURG ON August 19, 2013.

City of Harrisburg
Building Permits Issued April 2024

Date	Permit #	Property Owner	Description of Project	Contractor	Total Valuation	Property Address	City
4/2/2024	20240092	AEE Properties, LLC	Commercial Wall Sign	Pride Neon, Inc.	16,000.00	151 W. Prospect Street	Harrisburg
4/2/2024	20240042	Petit, Chad & Kim	New Single-Family Home	Icon Homes	654,160.00	1711 Ethan Street	Harrisburg
4/2/2024	20240090	Foster, Barry	Lower Level Finish	A-Plus Construction	80,300.00	407 Shebal Avenue	Harrisburg
4/2/2024	20240048	McDonald, Andrew	Shed	McDonald, Andrew	5,000.00	419 Augustana Avenue	Harrisburg
4/2/2024	20240085	Rieker, Brandon	Fence	Rieker, Brandon	2,500.00	703 E. Elm Street	Harrisburg
4/2/2024	20240093	Platinum Construction, LLC	Lower Level Finish	Platinum Construction, LLC	110,000.00	715 Highland Street	Harrisburg
4/2/2024	20240012	Sioux Valley Cooperative	Commerical Remodel/Shell Finish	RCM Services	58,272.00	756 N. Cliff Avenue, Suite 2	Harrisburg
4/3/2024	20240098	Covrig, Eric & Heather	New Single-Family Home	Haight Homes, LLC	593,440.00	407 Brody Court	Harrisburg
4/3/2024	20240096	GH Properties, LLC	New Single-Family Home	GH Properties, LLC	311,345.00	810 Melissa Avenue	Harrisburg
4/3/2024	20240095	3H Properties, LLC	New Single-Family Home	Huggins, Bruce	340,795.00	816 Melissa Avenue	Harrisburg
4/5/2024	20240074	Andy's Self-Storage, LLC	Commercial Rebuild	Dakotaland Builders, Inc.	1,130,960.00	27214 Huck Finn Circle	Harrisburg
4/8/2024	20240082	Maeschen, Eric & Jessica	Fence	Amercian Fence Co.	6,000.00	613 Quail Circle	Harrisburg
4/8/2024	20240106	Eriksen, Stetsen	Fence	Eriksen, Stetsen	7,400.00	617 Raven Avenue	Harrisburg
4/8/2024	20240102	LT Companies, Inc.	New Single-Family Home	LT Companies, Inc.	278,820.00	811 Melissa Avenue	Harrisburg
4/8/2024	20240103	Miller, David	Shed	Miller, David	1,500.00	900 Honeysuckle Drive	Harrisburg
4/9/2024	20240084	Southeast Contractor Shops, LLC	Commercial	Peska Construction	44,000.00	715 Faith Avenue	Harrisburg
4/10/2024	20240099	Vanengen, Kimberly	Fence	Duarte, Miguel	13,000.00	231 Brookside Place	Harrisburg
4/10/2024	20240104	Serck, Carl & Alison	Detached Garage	Serck, Carl & Alison	67,200.00	414 473rd Avenue	Harrisburg
4/10/2024	20240016	Jacobsen, Dane	Lower Level Finish/Repairs	Jacobsen, Dane	5,000.00	603 Grand Avenue	Harrisburg
4/10/2024	20240052	Frank, Logan & Emily	Shed	Frank, Logan	2,000.00	622 Creekside Trail	Harrisburg
4/10/2024	20240107	Altmann, Tasha	Fence	Watlington, Justin	1,500.00	903 S. Perry Lane	Harrisburg
4/11/2024	20240109	JJNS, LLC	Industrial	Signature Companies	210,000.00	301 Shadow Creek Place	Harrisburg
4/11/2024	20240110	J & R Construction, Inc.	Half of a Twin home (East Side)	J & R Construction, Inc.	215,825.00	818 Shirley Street	Harrisburg
4/11/2024	20240111	J & R Construction, Inc.	Half of a Twin home (West Side)	J & R Construction, Inc.	215,825.00	818 Shirley Street	Harrisburg
4/12/2024	20240112	Pankratz, Jeromy & Nicole	Fence	Acreage Fence	11,980.00	157 Central Park Court	Harrisburg
4/12/2024	20240115	Nagel, Dean	Swimming Pool	Splash City	6,000.00	302 Columbia Circle	Harrisburg
4/12/2024	20240116	Nagel, Dean	Deck	Acreage Fence	22,500.00	302 Columbia Circle	Harrisburg
4/12/2024	20240114	Baloun, Ryan & Bethanna	Fence	Extraordinaire Fence Company	10,000.00	420 Dale Avenue	Harrisburg
4/12/2024	20240089	Visser, Marlin & Jeanine	Reshingle	Woods Roofing, Inc.	16,953.00	804 E. Elm Street	Harrisburg
4/15/2024	20240119	Peters, Noah	New Single-Family Home	Bozzell, Chad	281,590.00	446 Bunyan Drive	Harrisburg
4/15/2024	20240117	Lund, Kristie	Fence	Acreage Fence	9,500.00	714 Prairieside Trail	Harrisburg
4/16/2024	20240019	Klimchik, Ilia	Finish Lower Level	Klimchik, Ilia	63,100.00	107 Columbia Street	Harrisburg
4/16/2024	20240123	Klimchik, Ilia	Deck	Klimchik, Ilia	3,500.00	107 Columbia Street	Harrisburg
4/16/2024	20240121	Harrisburg Heritage LLC	Shed	Lubbers, Arnie	5,000.00	151 Devitt Drive	Harrisburg
4/16/2024	20240120	Dakotaland Builders, Inc.	Lower Level Finish	Dakotaland Builders, Inc.	68,100.00	27382 Tom Sawyer Trail	Harrisburg
4/16/2024	20240125	Wipf, Rodney	Fence	Wipf, Rodney	2,759.00	309 Thelma Avenue	Harrisburg
4/16/2024	20240122	Nielson Development, LLC	Lower Level Finish	KN Development, LLC	43,500.00	419 Thelma Avenue	Harrisburg
4/16/2024	20240124	Hoverson, Raymond & Becky	Convert deck to sun room	Hoverson, Raymond	20,000.00	806 Cedar Drive	Harrisburg
4/17/2024	20240126	Dunkle, Karl & Ruth	Pergola	Dunkle, Karl	1,911.00	223 Devitt Drive	Harrisburg
4/18/2024	20240128	Jensen, Jake	Demolition	Havard, Madelin	-	203 Walnut Street	Harrisburg
4/18/2024	20240127	Stoecker, Matthew	Fence	Stoecker, Matthew	3,500.00	264 Central Park Court	Harrisburg
4/18/2024	20240131	Nielson Development, LLC	Fence	American Fence Company	10,000.00	419 Thelma Avenue	Harrisburg

4/18/2024	20240129	Moench, Jeanne	Fence	American Fence Company	9,000.00	440 Bunyan Drive	Harrisburg
4/18/2024	20240130	Smith, Zachary & Elizabeth	Fence	American Fence Company	12,000.00	805 Cedar Drive	Harrisburg
4/19/2024	20240060	Capstone Homes, Inc.	New Single-Family Home	Capstone Homes, Inc.	327,125.00	144 Mydland Drive	Harrisburg
4/19/2024	20240133	Nash, Travis	Reshingle	E&B Roofing	13,800.00	417 Augustana Avenue	Harrisburg
4/19/2024	20240132	Tucker, Adam & Makenna	Fence	Tucker, Adam	3,081.00	431 Thelma Avenue	Harrisburg
4/19/2024	20240059	Capstone Homes, Inc.	New Single-Family Home	Capstone Homes, Inc.	327,340.00	522 Hillside Street	Harrisburg
4/19/2024	20240134	Davies, Alex & Ellie	Fence	Davies, Alex	5,000.00	610 Saint Gregory Street	Harrisburg
4/22/2024	20240138	Duncan, Todd	Shed	Duncan, Todd	3,222.00	401 Augustana Avenue	Harrisburg
4/22/2024	20240135	Janssen, Mitchell	Deck	Janssen, Mitchell	-	402 Kent Street	Harrisburg
4/22/2024	20240136	Ward, Joshua & Kirstyn	Shed	Ward, Joshua	4,000.00	606 Cottonwood Drive	Harrisburg
4/22/2024	20240139	Zimmer, AJ	Shed	Zimmer, AJ	3,500.00	804 Perry Lane	Harrisburg
4/25/2024	20230572	Leveled Up, LLC	Remodel	Next Level Construction	1,550,000.00	300 W. Industrial Drive	Harrisburg
4/29/2024	20240150	Voss, Shane & Jayne	Swimming Pool	Combined Pool & Spa	105,000.00	112 Bedrock Circle	Harrisburg
4/29/2024	20240152	Luke, Wyatt & Cassandra	Deck	Luke, Wyatt & Cassandra	2,000.00	509 Almond Avenue	Harrisburg
4/29/2024	20240151	Tschetter, Erik	Fence	Tschetter, Erik	1,500.00	606 Miah Street	Harrisburg

City of Harrisburg
Month-by-Month Comparison

	January			February			March			April			May		
	2022	2023	2024	2022	2023	2024	2022	2023	2024	2022	2023	2024	2022	2023	2024
New Homes	7	1	0	7	1	10	25	2	6	23	16	10	8	9	
Finish Lower Level	12	4	5	9	8	5	9	6	3	2	2	6	5	3	
Fence	0	0	0	1	0	2	6	0	9	12	12	16	10	19	
Commerical/Industrial		3	1		0	2		2	2		0	6		2	
Other	16	0	2	6	5	3	19	16	12	20	52	19	66	71	
Total Permits	35	8	8	23	14	22	59	26	32	57	82	57	89	104	
Running Total	35	8	8	58	22	30	117	48	62	174	130	119	263	234	

	June			July			August			September			October		
	2022	2023	2024	2022	2023	2024	2021	2022	2024	2022	2023	2024	2022	2023	2024
New Homes	5	11		12	9		19	4		6	9		7	15	
Finish Lower Level	2	2		5	2		2	5		6	2		5	1	
Fence	12	11		8	11		8	12		9	5		7	7	
Commerical/Industrial		0			0			2			1			3	
Other	44	33		148	35		151	30		99	13		69	14	
Total Permits	63	57		173	57		180	53		120	30		88	40	
Running Total	326	291		499	348		679	401		799	431		887	471	

	November			December		
	2022	2023	2024	2022	2023	2024
New Homes	0	5		2	1	
Finish Lower Level	5	6		3	6	
Fence	2	7		1	2	
Commerical/Industrial		3			0	
Other Permits	13	15		8	5	
Total Permits	20	36		14	14	
Running Total	907	507		921	521	



	Permitted New Homes		
	2022	2023	2024
January	7	1	0
February	7	1	10
March	25	2	6
April	23	16	10
May	8	9	
June	5	11	
July	12	9	
August	19	4	
September	6	9	
October	7	15	
November	0	5	
December	2	1	
TOTAL	121	83	26

5. Approved and authorized Mayor to sign abatement - Tiger Estates Development Parcel 270.63.75.C100 in the amount of \$5.64
6. Drinking Water Certificates
7. Approved Library Surplus
A & B Business \$141.05; Appraver

Solutions \$10,192.88; USA Bluebook \$420.61; Wealth Management \$366,359.90; White Glove Cleaning \$247.50
Business Item 1. Motion Anez, seconded Maxwell to approve April 9, 2024 Election Results. Roll call; Anez

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ORDINANCE NO. 2024-03

1st Reading: April 9, 2024
2nd Reading: April 16, 2024
Date Adopted: April 16, 2024
Date Published: April 25, 2024
Date Effective: May 15, 2024

ORDINANCE NO. 2024-03

AN ORDINANCE OF THE CITY OF HARRISBURG, SD, REZONING PROPERTY AT 408 N CLIFF AVENUE FROM THE GB GENERAL BUSINESS DISTRICT TO THE HI HEAVY INDUSTRIAL DISTRICT AND AT 27246 475TH AVENUE FROM A-1 AGRICULTURAL TO HI HEAVY INDUSTRIAL AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF HARRISBURG.

BE IT ORDAINED BY THE CITY OF HARRISBURG, SD:

The E 122.33' and the S 279.09' of Tract 20 of Industrial Park Addition, City of Harrisburg, Lincoln County, SD, located at 408 N Cliff Avenue, is hereby rezoned from the GB General

Business District to the HI Heavy Industrial District and the official zoning map of the City of Harrisburg is amended to include the rezoning; and The E 19.64' and the N 84.46' of the S 300' of the W 300' of the W 1/2 of the NW 1/4 of Section 36, Township 100 N, Range 50 W, 5th P.M., City of Harrisburg, Lincoln County, SD, located at 27246 475th Avenue, is hereby rezoned from the A-1 Agricultural District to the HI Heavy Industrial District and the official zoning map of the City of Harrisburg is amended to include the rezoning.

Date adopted: April 16, 2024
Derick Wenek, Mayor
Attest: Deb Harris,
Finance Officer

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Notice of Application

NOTICE OF AIR QUALITY CONSTRUCTION PERMIT MODIFICATION APPLICATION

The South Dakota Department of Agriculture and Natural Resources (DANR) has received and reviewed the application for a modification to an air quality construction permit for the following applicant:

APPLICANT NAME: East Dakotas Renewable Energy, LLC

FACILITY LOCATION: Centerville, South Dakota

The air quality construction permit will be modified to remove state emissions limits, update the units, update the generator unit description, change reporting requirements, change sulfur content testing requirements, and change the sulfur dioxide hourly limit to a sulfur content limit in biogas. The following processes and units are included in the permit modification:

1. Unit #1 - Four anaerobic digesters and one high Btu plant, with a maximum operating rate of 1,200 standard cubic feet per minute;
2. Unit #2 - 2021 Generac generator, fueled with natural gas and with a maximum operating rate of 729 horsepower or 500 kilowatts;
3. Unit #3 - 2021 Perennial Energy flare with a maximum operating rate of 47.36 million Btus per hour; and
4. Unit #4 - 2021 Perennial Energy thermal oxidizer fueled with natural gas and with a maximum operating

rate of 5.46 million Btus per hour.

A review of the modification indicates that East Dakotas Renewable Energy, LLC can still operate in compliance with South Dakota's Air Pollution Control rules and the federal Clean Air Act. DANR, therefore, recommends that the Board of Minerals and Environment modify East Dakotas Renewable Energy, LLC's existing air quality construction permit with conditions to ensure compliance with South Dakota Codified Laws (SDCL) 34A1 and the federal Clean Air Act.

In accordance with the Administrative Rules of South Dakota (ARSD) 74:36:20:11, any person desiring to comment on DANR's draft permit conditions related to the permit modification must submit written comments to the address by close of business on the thirtieth day of this public notice. Comments may be directed to the following mailing address: Teresa Williams; PMB 2020; Department of Agriculture and Natural Resources; 523 East Capitol; Pierre, South Dakota 57501. DANR will consider and address all comments submitted and issue a final permit decision pursuant to ARSD 74:36:20:13. DANR will notify the applicant and each person that submitted written comments or requested notice of DANR's final permit decision, including notification of any changes to the permit based on the comments.

Any person desiring to contest the

issuance of this permit and have a contested case hearing must file a petition, which complies with ARSD 74:09:01:01. This petition must be filed either by close of business on the thirtieth day of this public notice or, if that person submits comments on DANR's draft permit pursuant to the paragraph above, within thirty days of receiving notice of DANR's final permit decision. Upon receipt of a petition, DANR will schedule this matter for a contested case hearing before the Board of Minerals and Environment.

If no comments or objections are received by close of business on the thirtieth day of this public notice, the draft permit becomes the final permit decision and the permit will be issued.

Copies of DANR's draft permit conditions and other information may be obtained from Teresa Williams, at the above address or telephone at (605) 773-3151 or the One-Stop Public Notice Page at:

<https://danr.sd.gov/public/default.aspx>

Hunter Roberts, Secretary
Department of Agriculture and Natural Resources

Published in the Sioux Valley News on April 25, 2024, at the total approximate cost of \$44.46 and may be viewed free of charge at www.sdpublicnotices.com.

City of Harrisburg Notices

CITY OF HARRISBURG NOTICE OF PUBLIC HEARING PLANNING COMMISSION

Notice is hereby given that the City of Harrisburg Planning Commission will hold a Public Hearing on May 14, 2024, at the hour of 6:00 p.m. or shortly thereafter at the Liberty School Board Room, 200 E Willow Street, Harrisburg, SD to receive public input regarding amendments to Section 3 and Section 8, Recreational Facilities, of the City of Harrisburg Zoning regulations.

The Planning Commission invites all interested people to attend and offer their comments. Those unable to attend may submit comments in writing, prior to the hearing, to: City of Harrisburg Planning & Zoning, PO Box 26, Harrisburg, SD 57032. In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this hearing, please contact the City Planning & Zoning office at (605) 646-

1344. Anyone who is deaf, hard-of-hearing or speech-disabled may utilize Relay South Dakota at (800) 877-1113 (TTY/Voice). Notification 48 hours prior to the hearing will enable the City to make reasonable arrangements to ensure accessibility to this hearing.

Published in the Sioux Valley News on April 25, 2024, at the total approximate cost of \$15.21 and may be viewed free of charge at www.sdpublicnotices.com.

CITY OF HARRISBURG NOTICE OF PUBLIC HEARING PLANNING COMMISSION

Notice is hereby given that the City of Harrisburg Planning Commission will hold a Public Hearing on May 14, 2024, at the hour of 6:05 p.m. or shortly thereafter at the Liberty School Board Room, 200 E Willow Street, Harrisburg, SD to receive public input regarding amendments to Section 4.9, Signs, of the City of

Harrisburg Zoning regulations.

The Planning Commission invites all interested people to attend and offer their comments. Those unable to attend may submit comments in writing, prior to the hearing, to: City of Harrisburg Planning & Zoning, PO Box 26, Harrisburg, SD 57032. In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this hearing, please contact the City Planning & Zoning office at (605) 646-1344. Anyone who is deaf, hard-of-hearing or speech-disabled may utilize Relay South Dakota at (800) 877-1113 (TTY/Voice). Notification 48 hours prior to the hearing will enable the City to make reasonable arrangements to ensure accessibility to this hearing.

Published in the Sioux Valley News on April 25, 2024, at the total approximate cost of \$14.82 and may be viewed free of charge at www.sdpublicnotices.com.

Notice of Annual Meeting

NOTICE OF ANNUAL MEETING AND ELECTION OF ELMEN PLACE ROAD DISTRICT

Please take notice that the annual meeting of the Elmen Place Road District will be held on Tuesday, May 7, 2024, at 6:30 o'clock p.m. The meeting will be held at 26994 Elmen

Place, Sioux Falls, SD. The election of a trustee for a 3-year term on the Board of Trustees shall occur at the annual meeting. Nathan Omanson has filed a petition seeking election to the office of Trustee.

ELMEN PLACE ROAD DISTRICT
/s/ Nathan Omanson

Secretary

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Notice of Application

NOTICE OF APPLICATION FOR TITLE V AIR QUALITY OPERATING PERMIT

The South Dakota Department of Agriculture and Natural Resources (DANR) has received and reviewed the application for a Title V air quality operating permit for the following applicant:

APPLICANT NAME: East Dakotas Renewable Energy, LLC

FACILITY LOCATION: Centerville, South Dakota

The Title V air quality operating permit will allow the operation of the following processes and units:

1. Unit #1 - Four anaerobic digesters and high Btu plant which has a maximum operating rate of 1,200 standard cubic feet per minute;
2. Unit #2 - 2021 emergency generator, fueled with natural gas and with a maximum operating rate of 729 horsepower or 500 kilowatts;
3. Unit #3 - 2021 Perennial Energy flare with a maximum operating rate of 47.36 million Btus per hour; and
4. Unit #4 - 2021 Perennial Energy thermal oxidizer, fueled with natural gas, and with a maximum operating rate of 5.46 million Btus per hour.

A review of this application indicates East Dakotas Renewable Energy, LLC can operate the renewable natural gas production facility in compliance with South Dakota's Air Pollution Control rules and the federal Clean Air Act. DANR, therefore, recommends that the Board of Minerals and Environment issue a Title V air quality operating permit to East Dakotas Renewable Energy, LLC with conditions to ensure compliance with South Dakota Codified Laws (SDCL) 34A1 and the federal Clean Air Act.

In accordance with the Administrative Rules of South Dakota (ARSD) 74:36:05:17, any person desiring to comment on DANR's draft permit conditions must submit written comments to the address below by close of business on the thirtieth day of this public notice. Comments may be directed to the following mailing

address: Teresa Williams; PMB 2020; Department of Agriculture and Natural Resources; 523 East Capitol, Pierre, South Dakota 57501. DANR will consider and address all comments submitted and issue a final permit decision pursuant to ARSD 74:36:05:18. DANR will notify the applicant and each person that requested notice or submitted written comments of DANR's final permit decision, including notification of any changes to the permit based on the comments.

Any person desiring to contest the issuance of this permit and have a contested case hearing must file a petition, which complies with ARSD 74:09:01:01. This petition must be filed either by close of business on the thirtieth day of this public notice or, if that person submits comments on DANR's draft permit pursuant to the paragraph above, within thirty days of receiving notice of DANR's final permit decision. Upon receipt of a petition, DANR will schedule this matter for a contested case hearing before the Board of Minerals and Environment.

If no comments or objections are received by close of business on the thirtieth day of this public notice, the draft permit becomes the final permit decision and the proposed permit will be submitted to EPA for review.

Copies of DANR's draft permit conditions and other information may be obtained from Teresa Williams, at the above address, telephone at (605) 773-3151 or the One-Stop Public Notice Page at:

<https://danr.sd.gov/public/default.aspx>

Hunter Roberts, Secretary
Department of Agriculture and Natural Resources

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