

**City of Harrisburg Planning Commission**  
**Approved Meeting Minutes for September 9, 2025, Meeting at 6:00 P.M.**  
**Showplace Training Center**  
**418 N. Cliff Avenue, Harrisburg, SD 57032**

**1. Call to Order**

The regular meeting of the City of Harrisburg Planning Commission was called to order by Chairperson Bicknase at 6:00 p.m. on September 9, 2025.

**2. Roll Call**

Commissioners Rob Doyen, Matthew Irish, Collin McKenzie, Jason Schipper, Jon Kraft, Jim Nielsen, and Chairperson Bruce Bicknase were present. Heath VonEye, and Jen Cleveland were present on behalf of City Planning & Zoning. Chad Huwe was present on behalf of Stockwell Engineers. Public present included Greg Horst, Matt Martin, Aaron Norman, Douglas Allen, and Jason Tjeerdma.

**3. Public Comment on Non-Agenda Items**

No public comment on non-agenda items was heard.

**4. Approval of Agenda**

Chairperson Bicknase asked if there were any changes to the meeting agenda. No changes were presented. A motion was made by Commissioner Schipper, seconded by Commissioner Nielsen, to approve the agenda. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

**5. Approval of Minutes**

a. Approval of minutes from August 12, 2025, Planning Commission meeting.

Chairperson Bicknase asked if there were any corrections to the draft meeting minutes for August 12, 2025. No corrections were presented. A motion was made by Commissioner Doyen, seconded by Commissioner McKenzie, to approve the meeting minutes. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

**6. Regular Agenda**

a. APPLICATION: Review and recommendation to City Council an application to rezone the following properties legally described as: Lots 5, 9, 13, 14, and 16 of Block 2; Lots 4, 5, 8, 9, 10, and 12 of Block 3; Lots 1, 2, 6, 7, 8, 9, 10, and 11 of Block 4; Lots 1A, 3, 4, 5, 6, 7, and 8 of Block 5, Lots 1, 2, 3, 5, and 6 of Block 6, and Lot 1 of Block 7 all of Sunny Haven Estates from R-2 Low-Density Residential to R-1 Single-Family Detached Residential.

Applicant: Sunny Haven Residents

Location: Parcel # 271.14.02.005, 271.14.04.006, 271.14.05.004, 271.14.04.002, 271.14.04.009, 271.14.05.007, 271.14.03.008, 271.14.07.001, 271.14.04.007, 271.14.06.005, 271.14.04.001, 271.14.03.009, 271.14.05.005, 271.14.02.016, 271.14.04.008, 271.14.05.001A, 271.14.02.014, 271.14.06.001, 271.14.03.010, 271.14.06.003, 271.14.04.010, 271.14.03.005, 271.14.05.006, 271.14.03.004, 271.14.02.013, 271.14.06.002, 271.14.03.012, 271.14.05.008, 271.14.02.009, 271.14.06.006, 271.14.04.011, and 271.14.05.003.

1. Public hearing
2. Commission Action

Jen Cleveland presented a summary of the application and staff report. The floor was opened for public comment. Hearing none, Chairperson Bicknase closed the public hearing.

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A motion was made by Commissioner Schipper, seconded by Commissioner Doyen, to recommend approval to City Council. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

- b. APPLICATION: Review and recommendation to City Council an application to rezone a portion (5.78 acres) of the property legally described as Tract 2 of Paul Alan Addition from R-1 Single-Family Detached Residential to R-2 Low-Density Residential.

Applicant: Norman Engineering & Surveying

Location: Parcel # 271.26.00.200.

1. Public hearing
2. Commission Action

Jen Cleveland presented a brief summary of the application and staff report. Applicant Aaron Norman was present to speak and answer questions from the Planning Commission. Heath VonEye spoke regarding the City subdivision review process and the traffic study being conducted. The floor was opened for public comment. Greg Horst and Jason Tjeersma spoke in opposition of the rezone. Hearing no additional comments, Chairperson Bicknase closed the public hearing.

A motion was made by Commissioner Doyen, seconded by Commissioner Schipper, to recommend approval to City Council. A voice vote was taken. Yeas: Doyen, Irish, Schipper, Kraft, Nielsen, Bicknase. Nays: McKenzie. Motion carried 6-1.

## **7. New Business**

- a. APPLICATION: Review and recommendation to City Council a plat application for Tract 4A of Dakota Farms Addition.

Applicant: Dakota Farms, LLP

Location: Parcel # 099.49.18.D400

1. Commission Action

Jen Cleveland presented a summary of the plat application and pre-annexation agreement. A motion was made by Commissioner Doyen, seconded by Commissioner Nielsen, to recommend approval to City Council. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

- b. APPLICATION: Review and recommendation to City Council a plat application for Tract 1 of Merkle Addition.

Applicant: Pente Farms, LLC

Location: Parcel # 099.50.09.2000

1. Commission Action

Jen Cleveland presented a summary of the plat application and pre-annexation agreement. A motion was made by Commissioner Doyen, seconded by Commissioner Irish, to recommend approval to City Council. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

- c. APPLICATION: Review and recommendation to City Council an application for annexation for the

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property legally described as N1/2 NW1/4 Section 34, T100N, R50W, 5<sup>th</sup> P.M., Lincoln County, South Dakota.

Applicant: Allen Development, LLC

Location: Parcel # 100.49.74.2000.

1. Commission Action

Jen Cleveland introduced the item and provided a brief summary of the application. Doug Allen was present to speak and answer questions from the Planning Commission. A motion was made by Commissioner Irish, seconded by Commissioner Schipper, to recommend approval to City Council. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

- d. APPLICATION: Review and recommendation to City Council the Lone Tree Preliminary Plan for the property legally described as N1/2 NW1/4 Section 34, T100N, R50W, 5<sup>th</sup> P.M., Lincoln County, South Dakota.

Applicant: Allen Development, LLC

Location: Parcel # 100.49.74.2000.

1. Commission Action

Jen Cleveland introduced the item. Chad Huwe provided a summary of the preliminary plan. Doug Allen was present on behalf of Allen Development to speak and answer questions from the Planning Commission. Project Engineer Matt Martin was also present to speak and answer questions. A motion was made by Commissioner Doyen, seconded by Commissioner Schipper, to recommend approval to City Council with additional Right of Way revisions and working out the green space/park details. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

**8. Old Business**

No old business was discussed.

**9. Administrative Reports and Commission Input**

- a. Commission input.

Heath VonEye provided an update regarding the housing study being conducted for Harrisburg and two new FTE positions to be advertised for additional staff.

- b. Building permit reports for August 2025.

Jen Cleveland provided a summary of the August building permit reports.

- c. Plats filed in August 2025

**10. Adjournment**

A motion to adjourn was made at 7:09 p.m. by Commissioner Schipper, seconded by Commissioner Nielsen. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

*Respectfully Submitted,*  
*Jen Cleveland*  
*City of Harrisburg Planning & Zoning*