



301 E WILLOW STREET • PO BOX 26 • HARRISBURG SD • 57032
PHONE: 605-743-5872 • FAX: 605-743-2831

Agenda Item Staff Report

Date: April 11, 2023
To: Mayor & City Council
From: Chad Huwe, Stockwell Engineers

Agenda Item:

Public Hearing and 1st Reading of Ordinance 2023-01 An Ordinance Revising the Zoning Regulations of the City of Harrisburg, Changing the Zoning of a portion of Tract 1 Sejnoha Addition N1/2 N1/2 SW1/4 Section 27, Township 100 North, Range 50 West from Agricultural to General Business.

Consent Agenda: Business Item:

Information:

This parcel is in the City limits and is on the east side of 473rd Avenue (Western Avenue), a half mile south of Highway 106. The Planning Commission unanimously approved and recommends approval to the City Council the rezoning of the 1.83 acres as identified on the draft plat of Lot 1, Block 1 of the Sejnoha Addition from Agriculture to General Business.

Financial Considerations

None.

Attachments:

Ordinance and Rezoning Application.

Staff Recommendation:

Approve and authorize the Mayor to sign the Final Invoice for the Willow Street Preliminary Design.

Ordinance 2023-01

An Ordinance revising the Zoning Regulations of the City Of Harrisburg, pertaining to the Official Zoning Map. Be it ordained by the City Council of Harrisburg, South Dakota:

Section 1. That the Official zoning map of the City of Harrisburg be revised to change the zoning of 1.83 acres of Tract 1 of the Sejnoha Addition N1/2 N1/2 SW1/4 Section 27, Township 100 North, Range 50 West from A-1 Agricultural District to GB General Business as shown on the attached Exhibit.

Section 2. All prior ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Dated this 18th day of April, 2023.

Mayor, City of Harrisburg

ATTEST:

Deb Harris
Finance Officer

First Reading: April 11, 2023
Second Reading: April 18, 2022
Date of Publication: April 27, 2023
Effective Date: May 17, 2023

Published once at the approximate cost of _____.

PLAT OF LOT 1, BLOCK 1 SEJNOHA ADDITION TO THE CITY OF HARRISBURG, LINCOLN COUNTY, SOUTH DAKOTA



VICINITY MAP
NOT TO SCALE

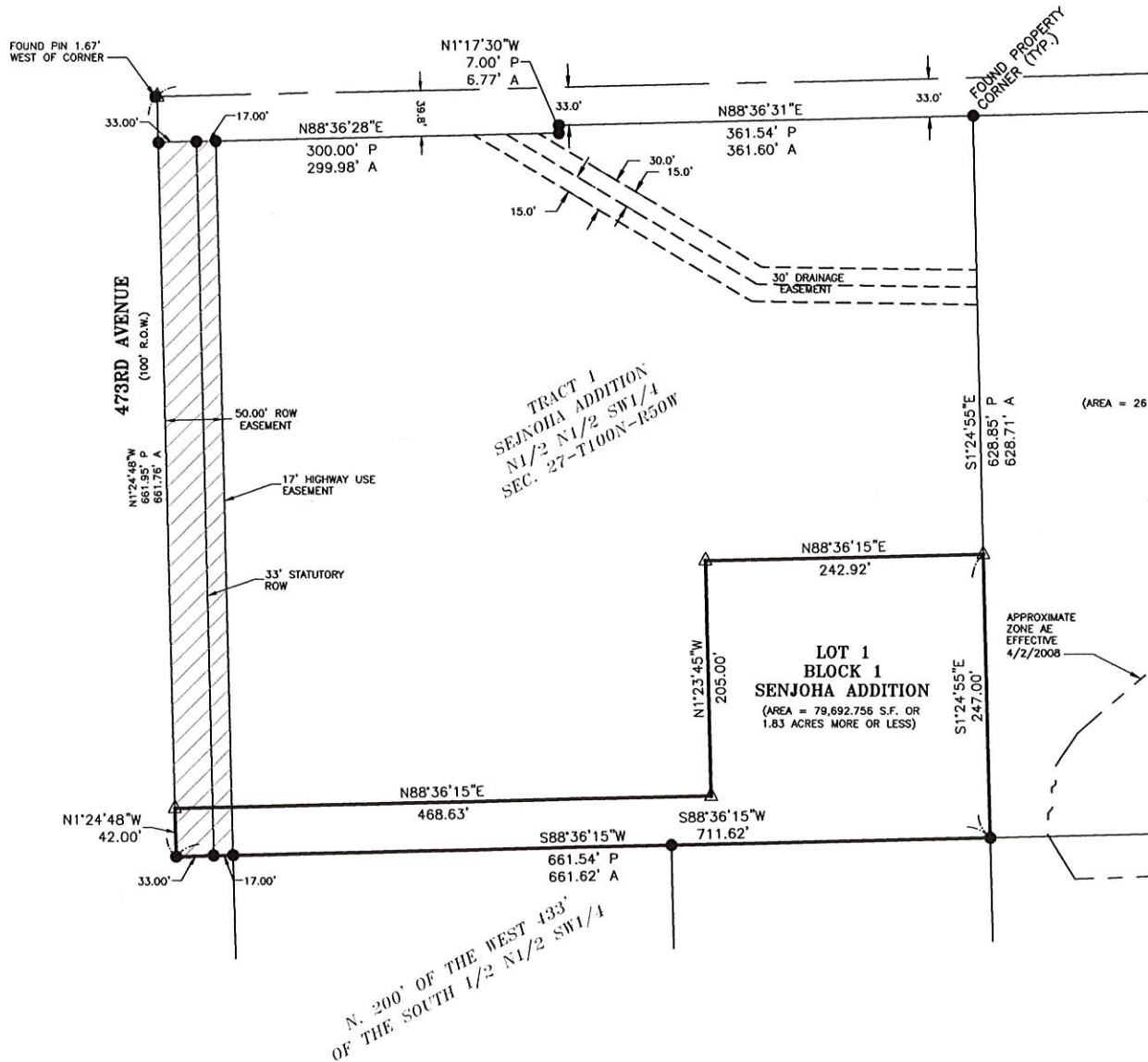
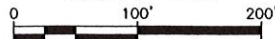
LEGEND

- | | |
|--------------------------------|---|
| P - PLAT DISTANCE | △ - SET SURVEY POINT, 5/8" X 24" REBAR WITH CAP #7289 |
| R - RECORD DISTANCE | U.E. - UTILITY EASEMENT |
| A - SURVEYED DISTANCE | D.E. - DRAINAGE EASEMENT |
| C.T.P. - CRIMPED TOP PIPE | S.S.E. - SANITARY SEWER EASEMENT |
| O.T.P. - OPEN TOP PIPE | S.A.E. - SUMP ACCESS EASEMENT |
| S.D.H. - STAR DRILL HOLE | |
| "X" - CHISELED "X" IN CONCRETE | |
| ● - FOUND SURVEY POINT | |



NORTH

SCALE 1" = 100'



SURVEYOR'S CERTIFICATE

I, Nicholas J. Johannsen, a Registered Land Surveyor of the State of South Dakota, do hereby certify that I did on or before December 1st, 2022, survey a parcel of land described as "TRACT 1, SEJNOHA ADDITION TO THE CITY OF HARRISBURG, LINCOLN COUNTY, SOUTH DAKOTA" and replatted a portion of the above into "LOT 1, BLOCK 1, SEJNOHA ADDITION TO THE CITY OF HARRISBURG, LINCOLN COUNTY, SOUTH DAKOTA," containing 1.83 acres more or less.

The same hereafter shall be known and described as "LOT 1, BLOCK 1, SEJNOHA ADDITION TO THE CITY OF HARRISBURG, LINCOLN COUNTY, SOUTH DAKOTA."

I further certify that the above parcel was surveyed by me or under my direct personal supervision and that the plat as shown is a true and accurate representation of that survey.

NICHOLAS J. JOHANNSEN, L.S. 7289

NOTES:

- FLOOD ZONES: ZONE AE - BASE FLOOD ELEVATIONS DETERMINED, AND FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, LINCOLN COUNTY, SOUTH DAKOTA (AND INCORPORATED AREAS), MAP NUMBER 46083C0153C, MAP EFFECTIVE APRIL 2, 2008.
- THE AREA OF THE PLAT IS 79,692.756 S.F. OR 1.83 ACRES ±.
- THE BEARING SYSTEM IS AN ASSUMED LOCAL BEARING SYSTEM.
- ALL PROPERTY CORNERS ARE SET WITH 5/8" x 24" REBAR WITH CAP #7289.



Project No. S0221274

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ENGINEERING PLANNING LAND SURVEYING

601 N. Minnesota Ave. • Sioux Falls, South Dakota 57104 • 605/339-7215