

Harrisburg Planning Commission
Minutes of the Regular Meeting of August 8, 2023
Held at 6:00 P.M. in the Liberty Elementary School Board Room
200 E Willow Street, Harrisburg, SD

Call to Order

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

Members present: Bicknase, Doyen (6:01), Irish, McKenzie, Schipper

Liaison present: Alderman Kindt

Staff present: Huwe, Pearson, Mergen

Others present: Lance Pollman (LG Everist), Mark Redlin (LG Everist), Scott Van Den Top (LG Everist), Steve Van Buskirk (VBC), Kim Hefner (VBC), Colleen Elcock (VBC), Maggie Miller (Hegg, Realtors), Janet Schmahl, Andy Schmahl, Brad Stearns (605 Real Estate/Sunny Haven), Craig Roths, Mark Blow

Approval of Agenda

1. Approve the August 8, 2023 meeting agenda.

Schipper made a motion to approve the agenda as presented. Irish seconded the motion. Motion passed 4-0.

Old Business

2. Approve the minutes of the June 13, 2023 meeting.

McKenzie made a motion to approve the minutes as presented. Schipper seconded the motion. Motion passed 5-0.

Public Comment on Non-Agenda Items - None

Public Hearings

3. A Public Hearing has been scheduled at 6:05 p.m. to accept public input on a request for a Conditional Use Permit to allow a transload facility at HSBG – E1/2NW1/4 – Parcel B * Ex Part Sold in Industrial Park Add of Section 36, Township 100 North, Range 50 West of the 5th P.M., Lincoln County, South Dakota (parcel 270.55.36.002).

Chairperson Bicknase called the public hearing to order at 6:02 p.m. The application was reviewed, and no public input was offered. Chairperson Bicknase closed the public hearing at 6:03 p.m.

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Adjourn Planning Commission and Convene Board of Adjustment

Public Hearing

4. A Public Hearing has been scheduled at 6:15 p.m. or shortly thereafter to accept public input on a request for a Variance to allow a 5.8 feet side yard setback instead of 7 feet in a R-2 Low Density Residential Zoning District, on Tract 4, Devitt Farm Addition.

Chairperson Bicknase called the public hearing to order at 6:15 p.m. The application was reviewed, and no public input was offered. Chairperson Bicknase closed the public hearing at 6:18 p.m.

5. Consider a request for a Variance to allow a 5.8 feet side yard setback instead of 7 feet in a R-2 Low Density Residential Zoning District, on Tract 4, Devitt Farm Addition.

Schipper made a motion to approve the variance. Doyen seconded the motion. The motion passed 5-0.

Adjourn Board of Adjustment and Reconvene Planning Commission

New Business

6. Consider a Conditional Use Permit to allow a transload facility at HSBG – E1/2NW1/4 – Parcel B * Ex Part Sold in Industrial Park Add of Section 36, Township 100 North, Range 50 West of the 5th P.M., Lincoln County, South Dakota (parcel 270.55.36.002).

After review and discussion, Irish made a motion to approve the conditional use permit. McKenzie seconded the motion. Votes to support the motion: Bicknase, Doyen, Irish, McKenzie. Votes to not support the motion: Schipper. The motion passed 4-1.

This Conditional Use Permit shall expire one year from the date upon which it becomes effective if no work has commenced. Upon written request to the Planning & Zoning Administrator and prior to the Conditional Use Permit expiration date, a one-year time extension for the Conditional Use Permit may be granted by the Planning & Zoning Administrator, subject to the following conditions:

- There was no public objection presented during the public hearing process for the original Conditional Use Permit.
- The land uses for the surrounding properties have not significantly been altered since the original approval date for the Conditional Use Permit.

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- Due to other on-going permitting processes or necessary engineering/planning studies relating to the specific project for the Conditional Use Permit that may impact the one-year schedule for project completion.

A Conditional Use Permit approved in accordance with these regulations shall expire one year after the use discontinues on the premises, or the use is changed to another permitted use in the underlying district.

7. Review and Recommendation to City Council of the plat of Tract 8A of Merkle Addition and Pre-Annexation Agreement.

Doyen made a motion to approve and recommend approval to the City Council. Schipper seconded the motion. The motion passed 5-0.

8. Review and Recommendation to City Council of the plat of Tract 1 Bell's Addition and Pre-Annexation Agreement.

Schipper made a motion to approve and recommend approval to the City Council. Irish seconded the motion. The motion passed 5-0.

Administrative Reports and Commission Input

9. Building permit reports for June 2023.
10. Building permit reports for July 2023.
11. Commission input – none.

Plats filed in June:

Lot 1A in Block 5 of Sunny Haven Estates

Lot 6A in Block 2 of Sunny Haven Estates

Plats filed in July:

Tract 1C of Javers Addition

Adjournment

Schipper made a motion to adjourn. The motion was seconded by Doyen. The motion passed 5-0 and the meeting was adjourned at 7:12 p.m.