

**City of Harrisburg Planning Commission**  
**Approved Meeting Minutes for July 15, 2024, Meeting at 6:00**  
**P.M. Liberty Elementary Board Room**  
**200 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 June 11, 2024. Commissioners Rob Doyen, Matthew Irish, Jason Schipper, Jon Kraft, Jim Nielsen, and Chairperson Bruce Bicknase were present. Chad Huwe and Jen Cleveland were present on behalf of City Planning & Zoning. Public present were Bryce Healy and Mark Blow.

**Approval of Agenda**

Chairperson Bicknase asked if there were any changes to the meeting agenda. No revisions were presented. A motion was made by Commissioner Doyen, seconded by Commissioner Schipper, to approve the agenda. A voice vote was taken. Yeas: Doyen, Irish, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

**Approval of the Meeting Minutes**

1. Approve the minutes of the June 24, 2024, meeting.

Chairperson Bicknase asked if there were any changes to the June 2024, 2024 meeting minutes. No revisions were presented. A motion was made by Commissioner Doyen, seconded by Commissioner Schipper, to approve the agenda. A voice vote was taken. Yeas: Doyen, Irish, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

**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. or shortly thereafter to accept public input on a request to rezone a portion of Lots 4 and 5 in Tract 3 of Country Corner Orchards' Addition and a portion of Balar Street lying therein, 3.2 acres total (Parcels 270.78.00.K305, 270.78.00.K300, & 270.78.00.K304) from A-1 Agricultural to CB Central Business.

Chairperson Bicknase opened the public hearing at 6:02 p.m. Mark Blow inquired about detention ponds on the property. Chad Huwe commented the submitted site plan does not show a detention pond, however site drainage for the development would be reviewed and addressed with the preliminary plan submittal. No additional public comment was received. Therefore, Chairperson Bicknase closed the public hearing.

**New Business**

1. Consider a rezone application for a portion of Lots 4 and 5 in Tract 3 of Country Corner Orchards' Addition and a portion of Balar Street lying therein, 3.2 acres total (Parcels 270.78.00.K305, 270.78.00.K300, & 270.78.00.K304) from A-1 Agricultural to CB Central Business.

Chad Huwe presented a summary of the application submittals. Commissioner Nielsen questioned why the applicant was requesting a rezone to CB Central Business instead of GB General Business, stating concerns that the Central Business district is aimed at downtown businesses and development. Jen Cleveland detailed some of the differences between Central Business and General

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Business zoning district; the main difference being the required setbacks and structure height restrictions. Several commissioners agreed they would prefer to see it zoned General Business instead of Central Business, due to the property not being located in downtown Harrisburg. Commissioner Nielsen asked if a Conditional Use Permit would be required for the hotel prior to construction. Staff answered a Conditional Use Permit would not be required, as a hotel is a permissive use in both the Central and General business districts. Chad Huwe commented that more detailed information about the development would be reviewed with the Preliminary Plan. Several commissioners commented that they would like to see more information about the hotel structure when available, including the proposed hotel height and number of stories. Chad Huwe recommended tabling the application due to questions regarding the road vacation of Balamor Street.

Commissioner Schipper made a motion, seconded by Commissioner Nielsen, to table the application until Balamor Street is vacated. A voice vote was taken. Yeas: Doyen, Irish, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

#### **Administrative Reports and Commission Input**

1. Commission input.

Jen Cleveland provided the Planning Commission members with the meeting minutes from January 11, 2022 as requested at the last meeting. She also commented staff was working on amendments to the Zoning Regulations regarding fences and accessory buildings. Jen Cleveland and Chad Huwe stated staff has been some compliance issues with existing permitted contractor shops, which are currently a permissive use in the Light industrial and Heavy Industrial zoning districts. Staff proposed/requested to bring forward an amendment to the current regulations to make contractor shops a conditional use in the Industrial Districts with specific use standards. Planning Commission members expressed a strong support for city staff to bring an amendment forward and encouraged city staff to continue to work to bring these existing structures into compliance.

2. Building permit reports for June 2024.

Staff presented a brief summary of the issued building permit reports for June 2024.

3. Plats filed in June:

- Lot 18, Block 16 of Green Meadows Addition

#### **Adjournment**

A motion to adjourn was made at 6:28 p.m. by Commissioner Schipper, seconded by all Planning Commission members. A voice vote was taken. Yeas: Doyen, Irish, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

*Respectfully Submitted,*  
*Jen Cleveland*