

**City of Harrisburg Planning Commission
Agenda for August 12, 2025, Meeting at 6:00 P.M.
Showplace Training Center
418 N. Cliff Avenue, Harrisburg, SD 57032**

1. Call to Order

2. Roll Call

3. Public Comment on Non-Agenda Items

4. Approval of Agenda

5. Approval of Minutes

- a. Approval of minutes from the July 8, 2025 Planning Commission meeting.

6. Regular Agenda

- a. APPLICATION: Review for approval a Conditional Use Permit application to allow an additional mini-warehouse structure the following property legally described as: Lot 13 & S 62.77' of Lot 14 Block 1, of Homesites Addition.
Applicant: Just Right Storage (Josh Nielson)
Location: 604 S. Augustana Avenue, Parcel # 270.58.01.013A
 - 1. Public hearing
 - 2. Commission Action

7. New Business

8. Old Business

9. Administrative Reports and Commission Input

- a. Commission input.
- b. Building permit reports for July 2025.
- c. Plats filed in July 2025
 - Lot 4 in Tract 3 of Country Corner Orchards' Addition
 - Lot 2, Block 11 of Creekside Addition
 - Tract 5 of McNeil Addition

10. Adjournment

City of Harrisburg Planning Commission
Draft Meeting Minutes for July 8, 2025, Meeting at 6:00 P.M.
Union Social Meeting Room
310 Industrial Drive, 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 July 8, 2025.

2. Roll Call

Commissioners Matthew Irish, Collin McKenzie, Jon Kraft, Jim Nielsen, and Chairperson Bruce Bicknase were present. Chad Huwe, Jen Cleveland, and Deputy City Administrator Heath VonEye were present on behalf of City Planning & Zoning; City Alderman and City Council Liaison Chris Kindt and City Alderman Pete Wodzinski were also present. Public present included Doug Pederson, Cam Troung, Lang Phan, Kevin Larson, Kristin Tassler, Terry Anderson, Josh Tetcham, Damen Rusk, Jason Tjeerdsma, Clint Brunner, Jesse Morris, Mitch Mergen, Michael Verley, and Nic McConnell.

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 Nielsen, seconded by Commissioner Irish, to approve the agenda. A voice vote was taken. Yeas: Irish, McKenzie, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 5-0.

5. Approval of Minutes

a. Approval of minutes from the June 10, 2025 Planning Commission meeting.

Chairperson Bicknase asked if there were any changes to the draft meeting minutes for June 10, 2025. No corrections were presented. A motion was made by Commissioner McKenzie, seconded by Commissioner Nielsen, to approve the meeting minutes. A voice vote was taken. Yeas: Irish, McKenzie, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 5-0.

6. Regular Agenda

a. APPLICATION: Review and recommendation to City Council an application to rezone the following properties legally described as: Lots 1, 2, 4, and 5 of Block 2 and Lots 3, 4, and 9 of Block 1, all of Whiskey Creek Addition from NR Natural Resource to R-1 Single-Family Detached Residential.

Applicant: Sandy Wolfwinkel

Location: 601 Serenity Place, Parcel # 271.18.02.001; 607 Serenity Place, Parcel # 271.18.02.002; 645 Serenity Place, Parcel # 271.18.02.004; 651 Serenity Place, Parcel # 271.18.02.005; and 620 Serenity Place, Parcel # 271.18.01.003; 626 Serenity Place, Parcel # 271.18.01.004; 650 Serenity Place, Parcel # 271.18.01.009.

1. Public hearing
2. Commission Action

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

A motion was made by Commissioner Irish, seconded by Commissioner Nielsen, to recommend approval to City Council. A voice vote was taken. Yeas: Irish, McKenzie, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 5-0.

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- b. APPLICATION: Review and recommendation to City Council an application to rezone the property legally described as N80' of Outlot 1, East Harrisburg Addition from GB General Business to CB Central Business.

Applicant: Pederson Contracting Corp.

Location: 101 Milwaukee Avenue, Parcel # 270.35.00.001

1. Public hearing
2. Commission Action

Chad Huwe presented a summary of the application and staff report. The applicant, Doug Pederson, was present and spoke regarding the application request. The floor was opened for public comment. Terry Anderson spoke in favor of the rezone request. Hearing no additional public comments, Chairperson Bicknase closed the public hearing.

A motion was made by Commissioner Irish, seconded by Commissioner Nielsen, to recommend approval to City Council. A voice vote was taken. Yeas: Irish, McKenzie, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 5-0.

- c. APPLICATION: Review a Conditional Use Permit application for a Planned Unit Development on the property legally described as Lot 2, Block 1, Rix Addition, City of Harrisburg.

Applicant: S & Z LLC

Location: 1434 Mary Place, Parcel # 270.84.01.002

1. Public hearing
2. Commission Action

Chad Huwe presented a summary of the application and staff report. Michael Verley was present and spoke regarding the application request. The floor was opened for public comment. Nic McConnell spoke in favor of the rezone request. Hearing no additional public comments, Chairperson Bicknase closed the public hearing.

A motion was made by Commissioner Irish, seconded by Commissioner Nielsen, to approve the Planned Unit Development as presented allowing the following uses:

Tiger Estates Apartments Planned Unit Development:

1. One (1) Mixed Use Building, to include:
 - i. Multi-family residences (apartments)
 - ii. Office for Tiger Estates personnel & management
 - iii. Property maintenance shop & storage for Tiger Estates management
 - iv. Interior Storage units to be rented/used Tiger Estates residents
2. One (1) Detached Garage Structure to be rented/used by Tiger Estates tenants
3. Reduced rear yard setback to 6'

A voice vote was taken. Yeas: Irish, McKenzie, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 5-0.

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7. New Business

- a. APPLICATION: Review and recommendation to City Council Birdie View Preliminary Plan
1. Commission Action

Chad Huwe presented a summary of the Birdie View Preliminary Plan and staff report. Jesse Morris was present on behalf of Birdie View, LLC to speak and answer questions from the Planning Commission. Public comment was heard from James Flander, Jason Tjeerdsma, and Clint Brunner.

A motion was made by Commissioner Nielsen, seconded by Commissioner Irish, to recommend approval to City Council. A voice vote was taken. Yeas: Irish, McKenzie, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 5-0.

- b. APPLICATION: Review and recommendation to City Council a plat application for Tract 5 of McNeil Addition.
1. Commission Action

Chad Huwe presented a summary of the plat application and pre-annexation agreement. A motion was made by Commissioner Irish, seconded by Commissioner McKenzie, to recommend approval to City Council. A voice vote was taken. Yeas: Irish, McKenzie, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 5-0.

8. Old Business

No old business was discussed.

9. Administrative Reports and Commission Input

- a. Commission input.
- Commissioner Nielsen commented that he would not be at August 12, 2025 Planning Commission meeting.
- b. Building permit reports for June 2025.
- Jen Cleveland provided a brief summary of the June building permit reports.
- c. Plats filed in June 2025
- Lot 31 in Block 6 of the Mydland Estates Addition
 - Lot A in Tract 1 of the Oppold Addition
 - Lots 9 and 10 in Block 11 of the Devitt Farm Addition

10. Adjournment

A motion to adjourn was made at 7:01 p.m. by Commissioner McKenzie, seconded by Commissioner Nielsen. A voice vote was taken. Yeas: Irish, McKenzie, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

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



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

Agenda Item Staff Report

Date: August 12, 2025

To: Planning Commission

From: Planning and Building Services

Agenda Item:

Conditional Use Permit to allow an additional mini-warehouse structure at 604 Augustana Avenue.

Public Hearing: ☒

Business Item: ☒

Information:

- This property is currently zoned LI Light Industrial.
- The site is improved with one 60' x 134' mini-warehouse structure and one 50' x 132' mini-warehouse structure (14,640 total square footage/52 units in total).
- The site currently has outdoor storage of RV's and campers that would be eliminated along the North and West by the addition of a third structure.
- The applicant is requesting a third mini-warehouse structure, approximately 60' x 165' (an additional 9900 square feet).

Attachments:

Application, Site Plan

Staff Recommendation:

Staff recommends approval with the following conditions:

1. On-site lighting shall not shine or glare into the adjacent properties or public right-of-way.
2. Residential, retail and commercial uses are prohibited. Units shall not be used for dwelling units or purposes.
3. All junk, debris, and other discarded materials shall be promptly removed from the site.
4. All outdoor storage shall be screened from view with opaque security fencing or landscaping a minimum of six feet in height.

2025-0303



**City of Harrisburg
Planning Services**

301 E. Willow St. Harrisburg, SD 57032
Phone: 605-743-5872

**CONDITIONAL
USE PERMIT
APPLICATION**

Application Date: 7-11-2025

Applicant Name: Josh Nielson (Just Right Storage)

Mailing Address: 7828 S. Brande Ave

City/State/Zip: Sioux Falls, SD 57108

Phone: 605-951-3940 Email: josh@nielsonconstruction.net

Property Owner Name: (if different) Josh Nielson

Property Owner's Mailing Address: (Same as above)

City/State/Zip: _____

Property Address or Legal description of the property: 1004 S. Augustana Ave

Current zoning of the property: Commercial

Type of use requested: Additional Storage Building

This Application form must be accompanied by:

- ☒ A non-refundable application fee of \$300.00
- ☒ Detailed site plan
- ☐ Any other pertinent or requested information regarding the request

I/we hereby certify that the information I have provided is accurate and correct.

Applicant's signature

Date

Property Owner's signature

Date

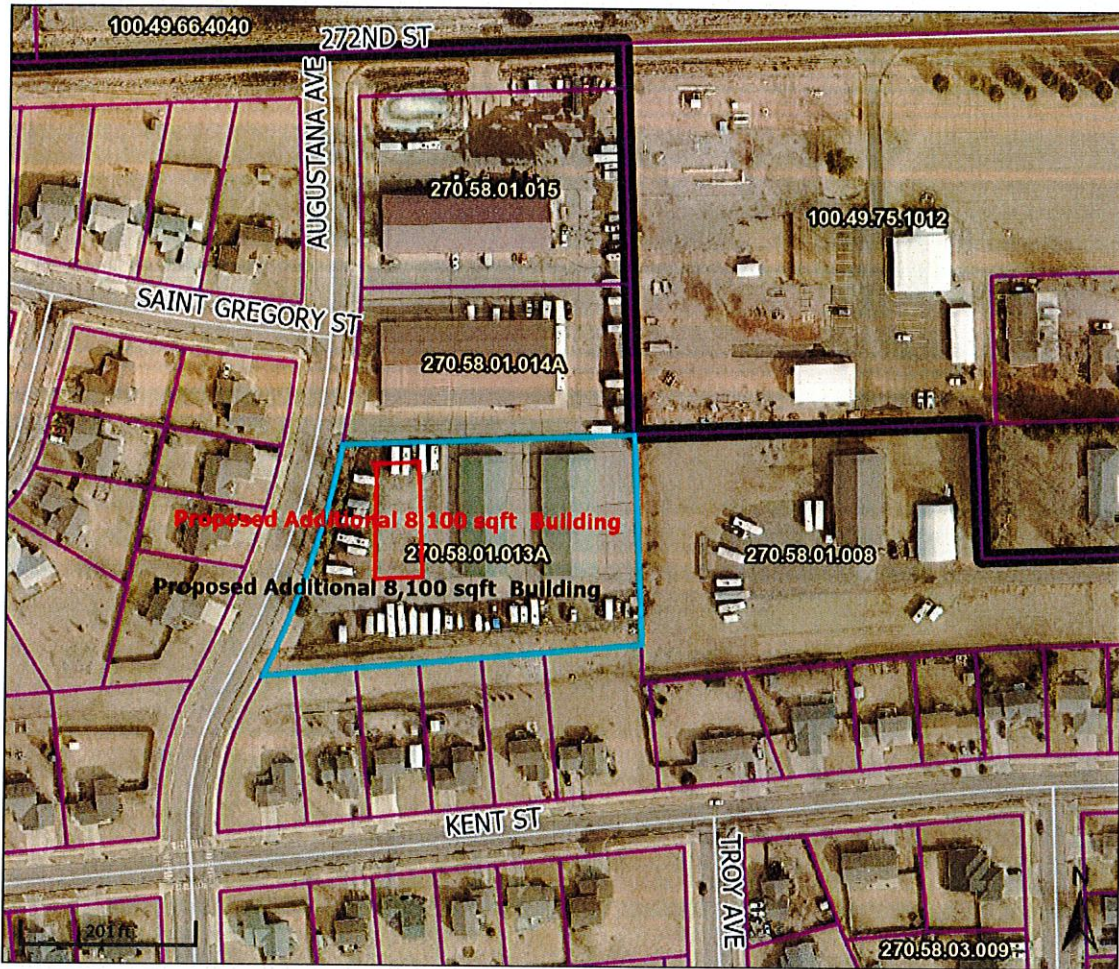
Please submit completed application, detailed plans, and non-refundable fee payment to City Hall or via email to: buildingservices@harrisburgsd.gov

RECEIVED

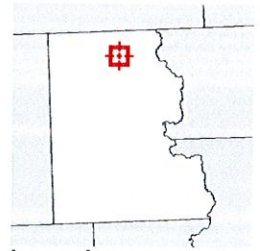
FOR CITY USE ONLY

Date received: 7/16/2025 Permit # 2025-0303 Hearing Date: 8/12/2025

Date sign posted: _____ Date of publication: _____



Overview



Legend

- Parcels
- Parcel Numbers
- Corporate Limits
- Roads
 - EXIT
 - I
 - US
 - SD
 - CR1
 - CR2
 - MUNI1
 - MUNI2
 - PRIVATE
 - SUB
 - TSP

Parcel ID	270.58.01.013A	Alternate ID	n/a	Owner Address	JUST RIGHT STORAGE LLC
Sec/Twp/Rng	n/a	Class	Commercial		46936 AUSTIN ST
Property Address	604 AUGUSTANA AVE	Acreage	2.056		TEA, SD 57064-0000
	HARRISBURG				
District	27-42 HSBG CITY/HSBG IND/OPT				
Brief Tax Description	LOT 13 & S 62.77 OF LOT 14 BLOCK 1 HOMESITES ADD CITY OF HARRISBURG				
	(Note: Not to be used on legal documents)				

Date created: 7/10/2025


Last Data Uploaded: 7/10/2025 1:04:01 AM

Developed by  **SCHNEIDER**
 GEOSPATIAL

City of Harrisburg
Building Permits Issued July 2025

Date	Permit #	Property Owner	Description of Project	Contractor	Total Valuation	Property Address	City
7/1/2025	2025-0276	Carlson, Nicholas & Samantha	Deck	All In Construction, LLC	9,000.00	419 Macey Avenue	Harrisburg
7/1/2025	2025-0275	Greer, Jeff	Fence	Greer, Jeff	4,500.00	719 Estate Street	Harrisburg
7/2/2025	2025-0279	Kraemer, Lucas & Megan	Deck	Creation Builders	146,535.00	282 Central Park Court	Harrisburg
7/2/2025	2025-0277	Lowery, Brian & Jennifer	New Single-Family Home	Herman Otten Construction, Inc.	742,076.00	405 Andrew Avenue	Harrisburg
7/2/2025	2025-0270	Nelsen, Sam & Jacy	Accessory Structure (Shed)	Nelsen, Sam & Jacy	4,000.00	603 Perry Lane	Harrisburg
7/7/2025	2025-0282	Easterby, Marcus	Deck	Easterby, Marcus	1,500.00	807 Chokecherry Street	Harrisburg
7/7/2025	2025-0271	Hodge, Kyle	Lower-Level Finish	Hodge, Kyle	18,000.00	209 Almond Avenue	Harrisburg
7/7/2025	2025-0150	Cosand Construction	New Structure (Restaurant)	Salgado, Carlos	1,296,547.00	480 Prairieside Place	Harrisburg
7/8/2025	2025-0285	Berry, Caleb & Britta	Deck	Berry, Caleb	2,000.00	503 Emmett Trail	Harrisburg
7/8/2025	2025-0185	Greystone Homes of SD	Lower-Level Finish	Greystone Homes of SD	85,000.00	439 Bunyan Drive	Harrisburg
7/8/2025	2025-0274	Ketterling, Jason	Fence	Sioux Falls Empire Fence	4,070.00	230 Creekside Avenue	Harrisburg
7/9/2025	2025-0287	Allison, Chad & Amanda	Deck	Allison, Chad	1,500.00	806 E. Walnut Street	Harrisburg
7/10/2025	2025-0289	Oster, Evan	Deck	JT Contracting	9,000.00	606 Raven Avenue	Harrisburg
7/15/2025	2025-0290	Meyer, Joseph	Deck	Prime Construction, LLC	6,000.00	613 St. Gregory Street	Harrisburg
7/16/2025	2025-0302	Gullickson, Joshua & Danielle	Deck	3D Construction	10,000.00	905 Ash Grove Street	Harrisburg
7/16/2025	2025-0283	Berke, Brady	Fence	Fortress Fence	6,163.00	806 Lois Lane	Harrisburg
7/16/2025	2025-0286	Erickson, Tyler	Deck (Stairs)	JG Construction	3,000.00	144 Mydland Drive	Harrisburg
7/16/2025	2025-0284	Jongeling, Duane & Sydney	Fence	Neuharth, Jonathan	6,800.00	123 St. Charles Circle	Harrisburg
7/16/2025	2025-0292	Signature Companies	New Single-Family Home	Signature Companies	350,000.00	256 Lydia Court	Harrisburg
7/16/2025	2025-0294	Signature Companies	New Single-Family Home	Signature Companies	260,000.00	515 Ross Street	Harrisburg
7/16/2025	2025-0293	Signature Companies	New Single-Family Home	Signature Companies	270,000.00	520 Brookside Place	Harrisburg
7/16/2025	2025-0298	Signature Companies	New Single-Family Home	Signature Companies	270,000.00	522 Brookside Place	Harrisburg
7/16/2025	2025-0299	Signature Companies	New Single-Family Home	Signature Companies	270,000.00	524 Brookside Place	Harrisburg
7/16/2025	2025-0295	Terveen, Nate & Alexis	Fence	Terveen, Nate	5,000.00	529 Hillside Street	Harrisburg
7/17/2025	2025-0304	Roby, Nathan & Britney	Lower-Level Finish (Partial)	Coacher Construction, LLC	30,000.00	425 Thelma Avenue	Harrisburg
7/17/2025	2025-0301	Frary, Ronald & Elaine	Mechanical	Schempp Heating & Air Conditioning	6,776.00	905 Honeysuckle Drive	Harrisburg
7/17/2025	2025-0088	Seifel, Jane	Lower-Level Finish	Seifel, Jane	10,000.00	509 Legendary Drive	Harrisburg
7/17/2025	2025-0307	Taylor, Wade	Accessory Structure (Shed)	Taylor, Wade	3,000.00	506 Almond Avenue	Harrisburg
7/17/2025	2025-0306	Taylor, Wade	Alteration	Taylor, Wade	2,400.00	506 Almond Avenue	Harrisburg
7/17/2025	2025-0305	Taylor, Wade	Fence	Taylor, Wade	7,600.00	506 Almond Avenue	Harrisburg
7/18/2025	2025-0278	Boyer, Robert & Jennifer	Mechanical	Waterbury Heating & Cooling	15,850.00	608 Rosewood Drive	Harrisburg
7/21/2025	2025-0281	Haselhoff, Mitchell & Bailee	Accessory Structure (Pergola)	Haselhoff, Mitchell	800.00	729 Hillside Street	Harrisburg
7/21/2025	2025-0300	Hauert, Nicholas & Rebekah	Deck	Hauert, Nicholas	1,500.00	1103 Hemlock Circle	Harrisburg
7/24/2025	2025-0315	Trainor, Joe & Christine	Mechanical	Waterbury Heating & Cooling	18,847.00	605 Emmett Trail	Harrisburg
7/25/2025	2025-0318	York, Alan & Susan	Fence	Babb Custom Fence	10,000.00	523 Ross Street	Harrisburg
7/28/2025	2025-0319	Christian, Cody & Becca	Deck	Christian, Cody	5,000.00	800 Rosewood Drive	Harrisburg
7/29/2025	2025-0291	Titze, Jason	Lower-Level Finish	Moses Properties, Inc.	35,000.00	404 United Avenue	Harrisburg
7/30/2025	2025-0320	GH Properties, LLC	Lower-Level Finish	GH Properties, LLC	55,000.00	810 Melissa Avenue	Harrisburg
7/31/2025	2025-0325	Enger, Justin	Residential Reshingle	Restoration RX	10,590.00	506 E. Willow Street	Harrisburg
7/31/2025	2025-0326	Oesterling, Donna - Living Trust	Accessory Structure	Rallis Construction, LLC	12,000.00	710 Hillside Drive	Harrisburg
7/31/2025	2025-0327	Johnson, Maxwell	Fence 4'	American Fence Company	8,400.00	826 Yuzina Avenue	Harrisburg

City of Harrisburg
Month-by-Month Comparison

	January			February			March			April			May											
	2023	2024	2025	2023	2024	2025	2023	2024	2025	2023	2024	2025	2023	2024	2025									
New Homes	1	0	1	1	10	1	2	6	8	16	10	13	9	4	6									
Lower-Level Finish	4	5	9	8	5	6	6	3	3	2	6	8	3	7	3									
Fence	0	0	2	0	2	0	0	9	7	12	16	17	19	30	11									
Non-Residential (Comm/Ind)	3	1	2	0	2	2	2	3	1	0	6	6	2	4	2									
Other	0	2	3	5	3	3	16	12	10	52	19	26	71	23	22									
Total Permits	8	8	17	14	22	12	26	33	29	82	57	70	104	68	44									
Running Total	8	8	17	22	30	29	48	63	58	130	120	128	234	188	172									
	June			July			August			September			October											
	2023	2024	2025	2023	2024	2025	2023	2024	2025	2023	2024	2025	2023	2024	2025									
New Homes	11	9	7	9	6	6	4	2		9	11		15	5										
Lower-Level Finish	2	2	4	2	3	6	5	2		2	5		1	5										
Fence	11	14	10	11	10	8	12	11		5	14		7	6										
Non-Residential (Comm/Ind)	0	5	4	0	7	1	2	8		1	4		3	5										
Other	33	16	18	35	16	20	30	25		13	20		14	14										
Total Permits	57	46	43	57	42	41	53	48	0	30	54	0	40	35	0									
Running Total	291	234	215	348	276	256	401	324	256	431	378	256	471	413	256									
	November			December																				
	2023	2024	2025	2023	2024	2025																		
New Homes	5	5		1	0											Permitted New Homes								
Lower-Level Finish	6	1		6	2											2023	2024	2025						
Fence	7	7		2	2											January	1	0	1					
Non-Residential (Comm/Ind)	3	4		0	3											February	1	10	1					
Other Permits	15	8		5	6											March	2	6	8					
Total Permits	36	25	0	14	13	0										April	16	10	12					
Running Total	507	438	256	521	451	256										May	9	4	6					
																June	11	9	7					
							July	9	6	6														
							August	4	2															
							September	9	11															
							October	15	5															
							November	5	5															
							December	1	0															
							TOTAL	83	68	41														