

City of Harrisburg Planning Commission
Agenda for September 10, 2024, Meeting at 6:00 P.M.
Liberty Elementary Board Room
200 E. Willow Street, Harrisburg, SD

Call to Order and Roll Call

Approval of Agenda

Approval of the Meeting Minutes

1. Approve the minutes of the July 15, 2024, meeting.

Old Business

Public Comment on Non-Agenda Items

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 vacated Balamor Street lying therein, 3.2 acres total (Parcel ID# 270.78.00.K305, 270.78.00.K300, & 270.78.00.K304) from A-1 Agricultural to GB General Business.
2. A public hearing has been scheduled for 6:00 p.m. or shortly thereafter to accept public input on a request to rezone Tract 2 in Paul Alan Addition (Parcel ID#271.26.00.200) from R-1 Residential to NR Natural Response, R-2 Low Density Residential, and R-3 Multi-Family Residential.
3. A public hearing has been scheduled for 6:02 p.m. or shortly thereafter to accept public input regarding proposed revisions to Sections 3, 4, and 8 regarding accessory uses and structures of Chapter 9.02 City of Harrisburg Zoning Regulations.
4. A public hearing has been scheduled for 6:02 p.m. or shortly thereafter to accept public input regarding proposed revisions to Section 3 regarding contractor shops of Chapter 9.02 City of Harrisburg Zoning Regulations.

New Business

1. Review and recommendation to the City Council a request to rezone a portion of Lots 4 and 5 in Tract 3 of Country Corner Orchards' Addition and a portion of vacated Balamor Street lying therein, 3.2 acres total (Parcel ID# 270.78.00.K305, 270.78.00.K300, & 270.78.00.K304) from A-1 Agricultural to GB General Business.
2. Review and recommendation to City Council a request to rezone Tract 2 in Paul Alan Addition (Parcel ID#271.26.00.200) from R-1 Residential to NR Natural Response, R-2 Low Density Residential, and R-3 Multi-Family Residential.
3. Consider a Conditional Use Permit to allow an off-premises digital freestanding sign exceeding 288' square feet (requesting 616 square feet) on the property legally described as Tract 1, Bernhards Addition, SW1/4 NW1/4, Section 35, T100N, R50W (27240 SD Hwy 115, Harrisburg).
4. Review and recommendation to the City Council the petitioned annexation of Tract 2 & 3 of Cinkle & Roger's Subdivision, N1/2 NE1/4, Section 34-T100N-R50W (Parcel ID# 100.49.74.A300).
5. Review and recommendation to the City Council proposed revisions to Sections 3, 4, and 8 of the City of Harrisburg Zoning regulations regarding accessory uses and structures.
6. Review and recommendation to the City Council proposed revisions to Sections 3 of the City of Harrisburg Zoning Regulations regarding contractor shops.

Administrative Reports and Commission Input

1. Commission input.

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2. Building permit reports for July and August 2024.
3. Plats filed in July:
 - None
4. Plats filed in August
 - Lots 1-4 in Block 1, Lots 1-6 in Block 4, and Lots 1-6 in Block 5 of Greyhawk Estates Addition
 - Lot 1, Block 11 of Creekside Addition
 - Lot H3 in Lot 1, Block 10 of Creekside Addition

Adjournment

DRAFT

City of Harrisburg Planning Commission
Draft 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

City of Harrisburg Planning Commission
Draft Meeting Minutes for July 15, 2024, Meeting at 6:00 P.M.
Liberty Elementary Board Room
200 E. Willow Street, Harrisburg, SD

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



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

Agenda Item Staff Report

Date: September 10, 2024
To: Planning Commission
From: Planning/Building Services

Agenda Item:

Consider a request to rezone a portion of Lots 4 and 5 in Tract 3 of Country Corner Orchards' Addition and a portion of vacated 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 GB General Business.

Information:

- Ryan Olson has submitted this change of zone amendment on behalf of Joe Bernhard.
- The plan is to construct a hotel in the northwest corner of Highway 115 and Willow Street.
- The city's comprehensive plan has this corner zoned commercial.
- The preliminary plan for the development is being reviewed.

Attachments:

Application

Staff Recommendation:

Approve and recommend approval to the city council.



Zoning Amendment Application

Application Date: ~~06/27/2024~~ 8/22/2024

Legal Description: A portion of Lots 485 in Tract 3 of Country Corner Orchards' Addition, along with a portion of vacated Balamor Street (as shown in the atlas)

Property size (acres): 3.2

Current Zoning District: A-1: Agricultural

Proposed Zoning District: ~~OB: Central Business~~ GB General Business

Purpose/Reason for zoning change request: Construction of a hotel, private road, and detention pond

Planning and Zoning
301 E. Willow Street
Harrisburg, SD 57032
buildingservices@harrisburgsd.gov

Applicant Name: Ryan Olson

Mailing Address: 27240 SD Hwy 115

City/State/Zip: Harrisburg, SD 75032

Phone: (605) 743-2152 Email: ryan@bhi-construction.com

Applicant Signature  Date 6/27/2024

Property Owner: Joe Bernhard

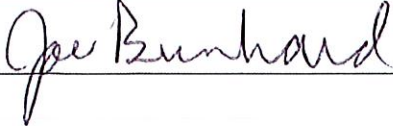
Mailing Address: 27240 SD Hwy 115

City/State/Zip: Harrisburg, SD 75032

Phone: (605) 743-2152 Email: joeb@bhi-construction.com

I/we hereby petition to change the zoning classification of the property.

Legal Description: A portion of Lots 485 in Tract 3 of Country Corner Orchards' Addition, along with A portion of vacated Balamor Street (as shown in the attached exhibit)

Property Owner Signature  Date 6-27-24

Please submit completed application, detailed plans, and non-refundable fee payment to City Hall,
301 E. Willow Street, Harrisburg, SD 57032



0 75 150

N584', S1624', E800'
E1/2 SE1/4 34-100-50
A-1: AGRICULTURAL

LOT 1
YEO'S
ADDITION
C - COMMERCIAL

LOT 5
TRACT 3
± 188,465 SF
± 4.33 AC
A-1: AGRICULTURAL

TRACT 3
COUNTRY ORCHARDS ADDITION
A-1: AGRICULTURAL

LOT 2
YEO'S
ADDITION
C - COMMERCIAL

BALAMOR STREET (VACATED)
± 28,829 SF / ± 0.66 ACRES
A-1: AGRICULTURAL

BALAMOR STREET

LOT 4
TRACT 3
± 269,311 SF
± 6.18 AC
A-1: AGRICULTURAL

W196.5', E361.5', S221.68'
SE1/4 34-100-50
A-1: AGRICULTURAL

SECTION LINE
273RD STREET / WILLOW STREET

SECTION LINE

SD HIGHWAY 115 / MINNESOTA AVENUE

GENERAL NOTES:

1. THE EXISTING ZONING INFORMATION SHOWN REFLECTS THE CITY OF HARRISBURG ZONING MAP AND LINCOLN COUNTY GIS.

EXISTING ZONING

COUNTRY CORNER ORCHARDS' ADDITION
HARRISBURG, SOUTH DAKOTA | 2024.09.04





0 75 150

N584', S1624', E800'
E1/2 SE1/4 34-100-50

A-1: AGRICULTURAL

TRACT 3
COUNTRY ORCHARDS ADDITION
A-1: AGRICULTURAL

LOT 5
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± 188,465 SF
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LOT 1
YEO'S
ADDITION
C - COMMERCIAL

LOT 2
YEO'S
ADDITION
C - COMMERCIAL

BALAMOR ST. (VACATED)
± 28,829 SF / ± 0.66 ACRES
A-1: AGRICULTURAL

BALAMOR STREET

SECTION LINE

SD HIGHWAY 115 / MINNESOTA AVENUE

A PORTION OF LOTS 4 AND 5 IN TRACT 3 OF
COUNTRY CORNER ORCHARDS' ADDITION TO
THE CITY OF HARRISBURG AND A PORTION OF
VACATED BALAMOR STREET LYING THEREIN

TOTAL ACRES: ±3.2 AC
PROPOSED ZONING: GB: GENERAL BUSINESS

LOT 4
TRACT 3
± 269,311 SF
± 6.18 AC
A-1: AGRICULTURAL

A-1: AGRICULTURAL

W196.5', E361.5', S221.68'
SE1/4 34-100-50
A-1: AGRICULTURAL

SECTION LINE
273RD STREET / WILLOW STREET

GENERAL NOTES:

- 1. THE EXISTING ZONING INFORMATION SHOWN REFLECTS THE CITY OF HARRISBURG ZONING MAP AND LINCOLN COUNTY GIS.

PROPOSED ZONING

COUNTRY CORNER ORCHARDS' ADDITION
HARRISBURG, SOUTH DAKOTA | 2024.09.04





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

Agenda Item Staff Report

Date: September 10, 2024
To: Planning Commission
From: Planning/Building Services

Agenda Item:

Consider a request to rezone Tract 2 in the Paul Alan Addition, 114.16 acres, (Parcel 271.26.00.200) from R-1 Residential – Single Family Detached to NR Natural Resource, R-2 Residential – Low Density, and R-3 Residential – Multi Family.

Information:

- Empire Companies has submitted this change of zone amendment on behalf of Birdie View LLC.
- This land is just south of Adventure Elementary School.
- The applicant plans to construct a residential development
- This rezoning coincides with the city's comprehensive plan.
- The preliminary plan for the development is being reviewed.

Attachments:

Application

Staff Recommendation:

Approve and recommend approval to the city council.



Zoning Amendment Application

Application Date: _____

Legal Description: _____

Property size (acres): _____

Current Zoning District: _____

Proposed Zoning District: _____

Purpose/Reason for zoning change request: _____

Planning and Zoning
301 E. Willow Street
Harrisburg, SD 57032
buildingservices@harrisburgsd.gov

Applicant Name: _____

Mailing Address: _____

City/State/Zip: _____

Phone: _____ Email: _____

Applicant Signature _____ Date _____

Property Owner: _____


Mailing Address: _____

City/State/Zip: _____

Phone: _____ Email: _____

I/we hereby petition to change the zoning classification of the property.

Legal Description: _____

Property Owner Signature  _____ Date _____

Please submit completed application, detailed plans, and non-refundable fee payment to City Hall,
301 E. Willow Street, Harrisburg, SD 57032

C:\Users\Carter.Roberts\Norman Engineering Dropbox\Projects\2024\24.02.030 - Birdie View - Empire\Drawings\Plans\Prelim Plans | SAVE DATE: 8/22/2024 4:57 PM BY: NES | PLOT DATE: 8/23/2024 9:46 AM BY: Carter.Roberts

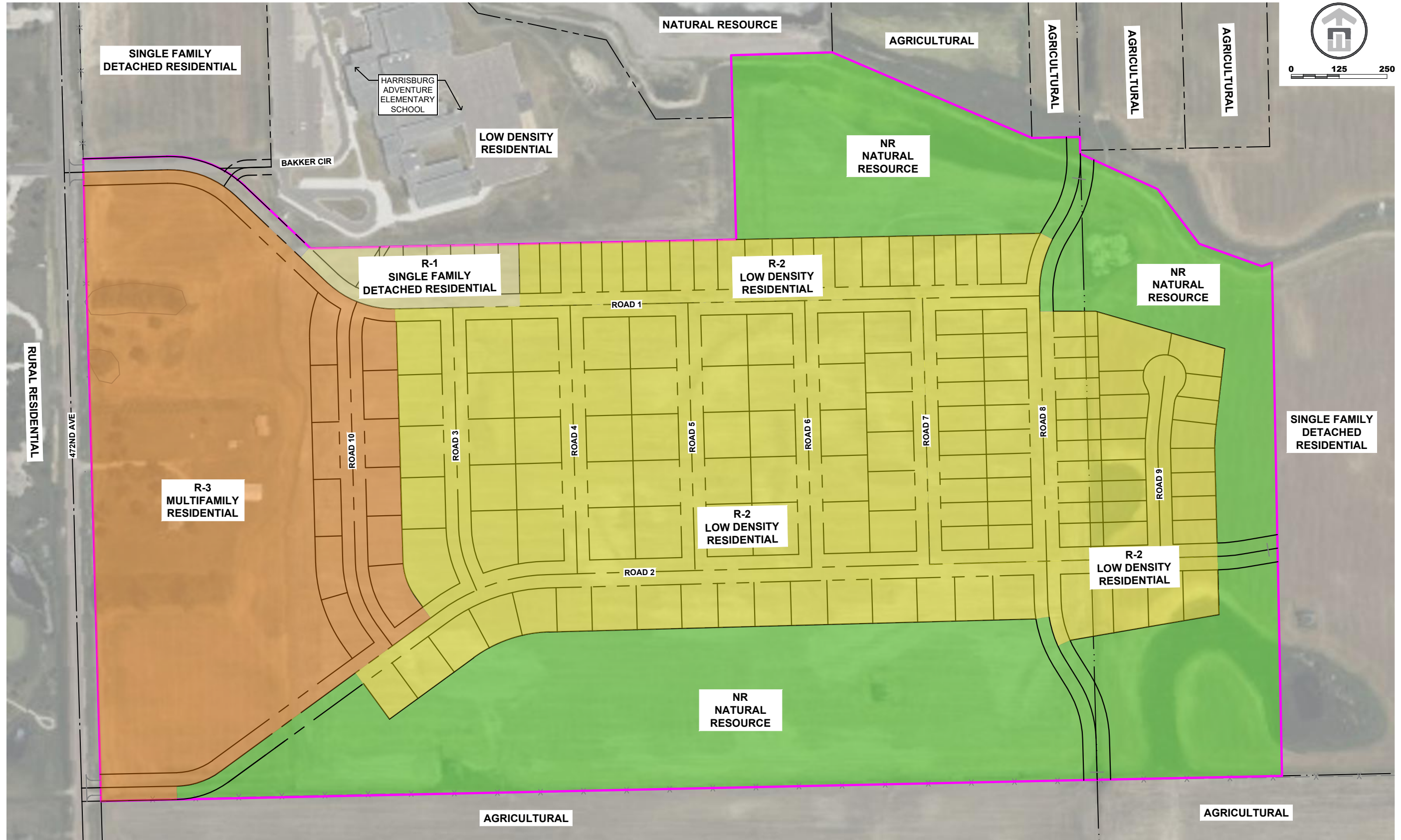


TABLE OF MINIMUM SETBACK REQUIREMENTS

ZONING	FRONT	SETBACKS SIDE	REAR
NR - NATURAL RESOURCE	25 FT	10 FT	20 FT
R-2 - LOW DENSITY RESIDENTIAL	25 FT	7 FT	20 FT
R-3 - MULTI-FAMILY RESIDENTIAL	25 FT	7 FT	20 FT

ZONING NOTES:

- EXISTING ZONING IS SINGLE FAMILY DETACHED RESIDENTIAL.
- ADJACENT PROPERTY ZONING SHOWN IS BASED ON CITY OF HARRISBURG AND LINCOLN COUNTY GIS DATA.
- PROPERTIES ZONED NR-NATURAL RESOURCE TO BE DEDICATED FOR PUBLIC USE. THE USABLE GROUND WITHIN THESE PARCELS EXCEEDS THE MINIMUM REQUIREMENT FOR LAND DEDICATION TO BE USED FOR PARKS AND RECREATIONAL FACILITIES.

CITY REVIEW



**City of Harrisburg
Planning Services**
301 E Willow St. Harrisburg, SD 57032
Phone: (605) 767-5010

**CONDITIONAL
USE PERMIT
APPLICATION**

RECEIVED

Applicant name: BOOK YOUR BILLBOARD, LLC Date: 08/23/24 8/23/24

Applicant mailing address: 2004 N WESTPORT AVE, SUITE 2, SIOUX FALLS, SD 57107

Applicant e-mail address: ZACH@BOOKYOURBILLBOARD.COM Phone: 605-351-0991

Legal Description: Tract 1 of Bernhards Addition

General Location or Street Address: 27240 SD Hwy 115

Current Zoning: Industrial

Type of Use requested: Digital sign EXCEEDING 288 sq/ft.

This Application form must be accompanied by:

- A non-refundable Conditional Use Application Fee of \$300.00.
- An additional non-refundable Late Application Fee of \$200.00 if unauthorized land use occurs prior to approval by the Planning Commission.

A sign posted by the City must be prominently displayed on the property during the period between the submission of the Application and approval of the Use by the Planning Commission.

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

Zach Penzance
Applicant's signature

Joe Bernhard
Property owner

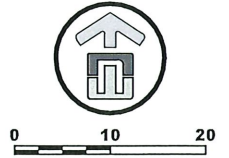
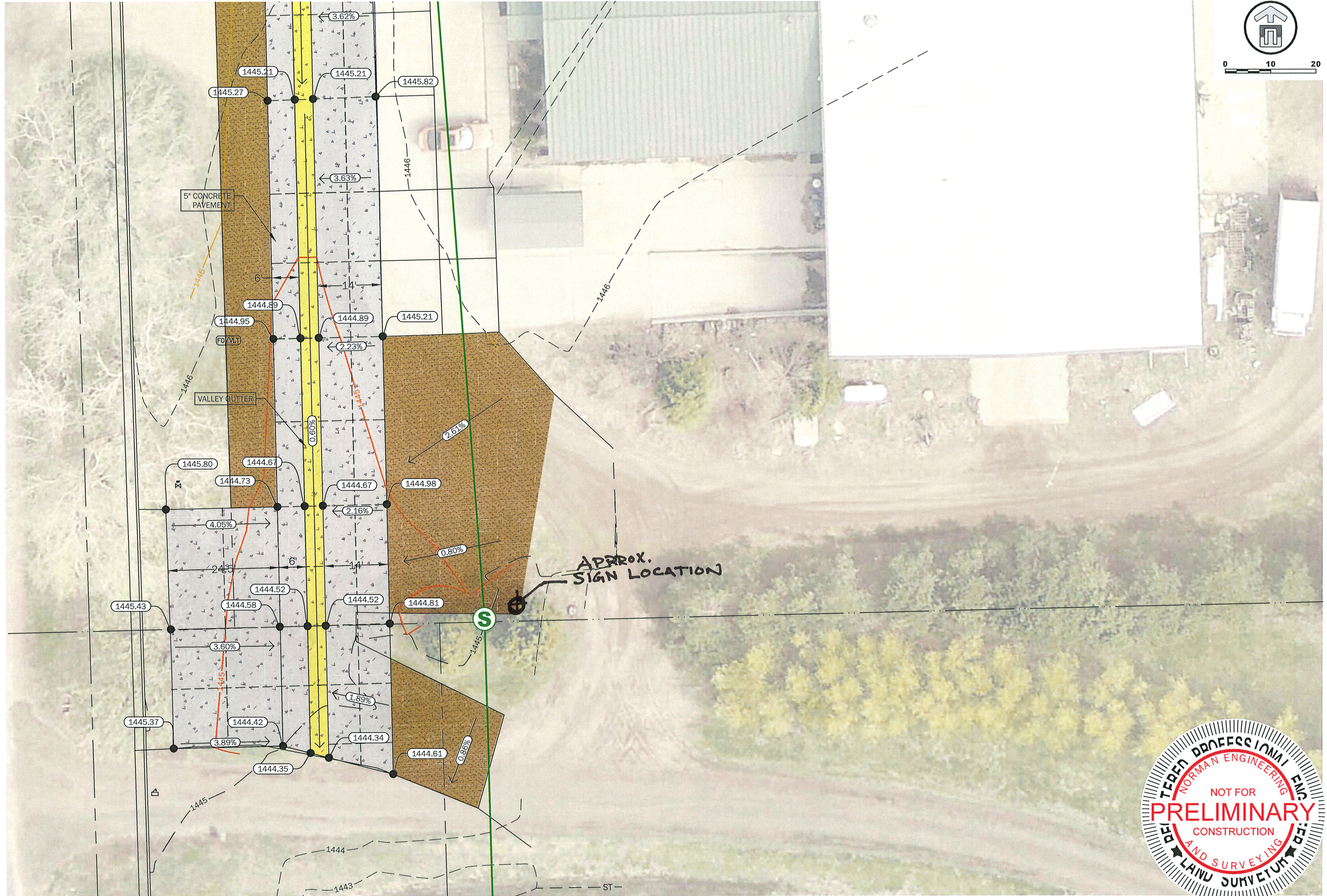
E-mail completed and signed form to buildingservices@harrisburgsd.gov

FOR CITY USE ONLY

Date received: 8-23-24 CUP # 2024-0373 Date sign posted: _____

Date of public hearing publication: _____

This Application will be scheduled for the Planning Commission meeting of _____.



BHI Construction
24240 SD Highway 115
Harrisburg, South Dakota

Site Plan

Revisions:

NES Project #: 20.02.034
 Plot Date: 2020.05.19
 Designed By: AJN
 Drawn By: AJN
 Checked By: AJN

NORMAN
 ENGINEERING + SURVEYING

SHEET

2

**75% of Dakotans are
Vitamin D deficient
CheckYourD.org**



 **Grassroots Health
Nutrient
Research Institute**
Moving Research Into Practice

BOOK YOUR BILLBOARD





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

Agenda Item Staff Report

Date: September 10, 2024
To: Planning Commission
From: Planning and Zoning

Agenda Item:

Resolution 2023 - XX. A resolution to approve a petition for annexation of certain property contiguous to the City of Harrisburg, Lincoln County, South Dakota, and an annexation agreement.

Consent Agenda: Business Item:

Information:

This parcel is in the southwest corner of the intersection of 272nd Street and Highway 115. The parcel is 2.9 acres and is contiguous to the City of Harrisburg. The applicant has requested the land be zoned General Business.

Financial Considerations

None.

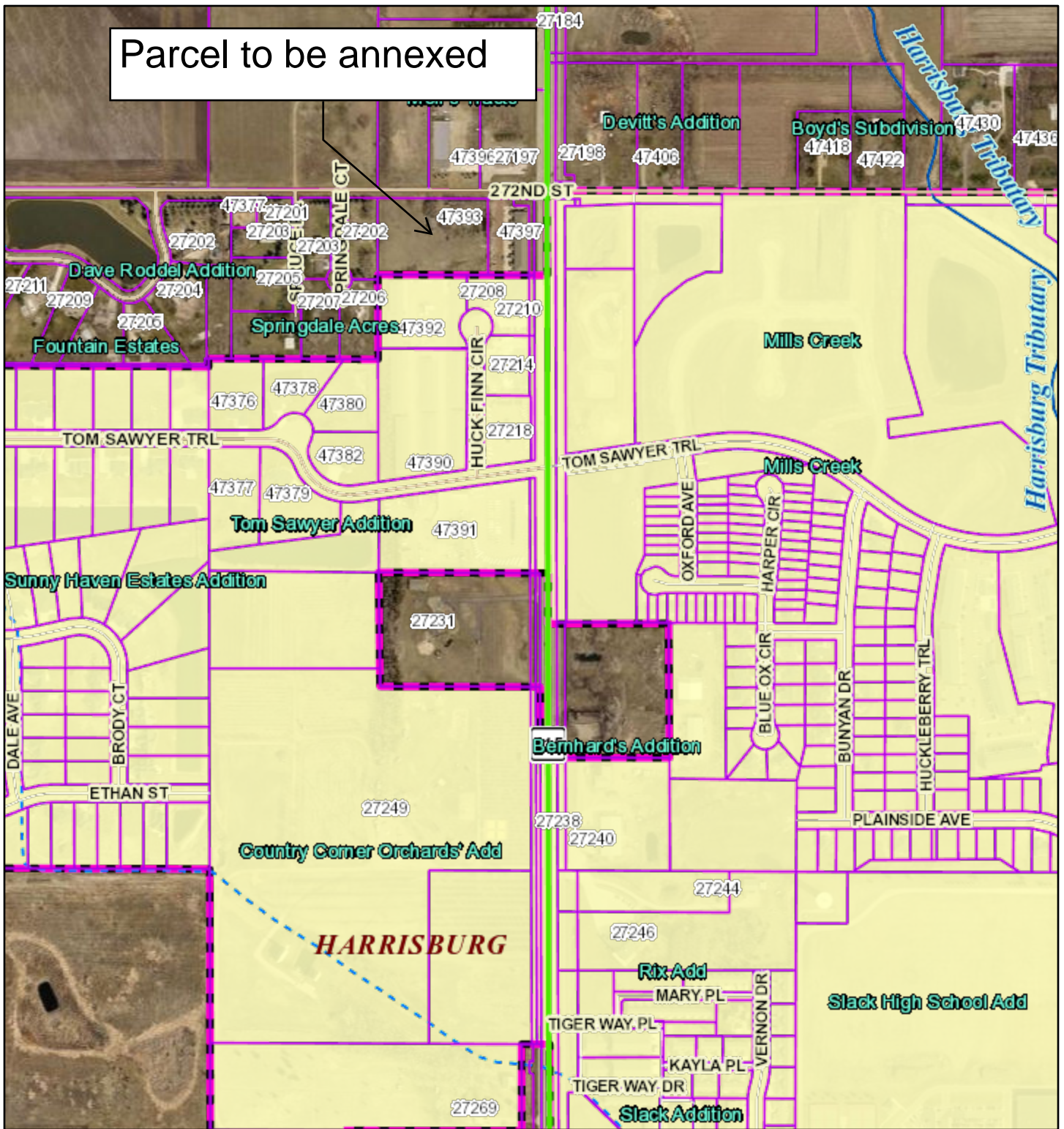
Attachments:

Petition for Voluntary Annexation
Annexation Agreement
Map

Staff Recommendation:

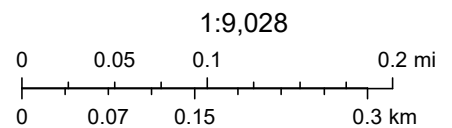
Approve and recommend approval to the City Council.

Lincoln County Property Map



9/6/2024, 11:09:16 AM

- Town Border
- Plat
- Watercourse
- Parcel
- Perennial
- Town
- Intermittent
- Railroad



Maxar



**City of Harrisburg
Planning Services**

301 East Willow St. PO Box 26
Harrisburg, SD 57032
Phone: 767-5010 Fax: 743-2831

**PETITION FOR
VOLUNTARY
ANNEXATION**

We, the undersigned, hereby state that we constitute not less than three-fourths of the legal voters and further constitute the owners of not less than three-fourths in value of the within-described territory contiguous to the City of Harrisburg. We hereby petition the City Council of the City of Harrisburg to annex the following described territory pursuant to SDCL 9-4-1:

Legal description of property to be annexed: _____

TRACTS 2 & 3, CINKLE & ROGER'S SUBDIVISION OF THE NORTH
1/2 OF THE NE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SEC 34-TWP
100 N - RNG 50 W OF THE 5TH P.M., LINCOLN COUNTY, SD

Proposed land use (zoning) of property to be annexed: COMMERCIAL

Petitioner name: James Lovett Date: 08/19/24

Petitioner address: 1121 North Covell Avenue # 506

Signatures: Dow Rummel Village East
Sioux Falls, SD 57104

James H. Lovett

1ST Reading:
2nd Reading:
Date Adopted:
Date Published:
Date Effective:

ORDINANCE 2024 - XX

BE IT ORDAINED by the City Council of the City of Harrisburg as follows:

ARTICLE I – PURPOSE AND JURISDICTION

SECTION 1 – PURPOSE.

Ordinance 2024 - XX is an ordinance to amend the Zoning Regulations of the City of Harrisburg. The Harrisburg City Council has deemed these regulations and controls to be reasonable and related to the purpose of promoting the health, safety, and general welfare of the City of Harrisburg.

SECTION 2 – JURISDICTION.

This Ordinance shall govern all territory within the statutory jurisdiction of the City of Harrisburg, South Dakota.

SECTION 3 – SEVERABILITY AND SEPARABILITY.

Should any Article, Section, Subsection, or Provision of this Ordinance be found to be or declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity or constitutionality of the Ordinance as a whole or any part thereof, other than the portion so declared to be invalid or unconstitutional.

ARTICLE II – AMENDMENTS TO CHAPTER 9.02: ZONING REGULATIONS

A. That Section 3.1.1 be amended to remove:

Use
Accessory Structures

Use-Specific Standards
See Section 4.01

B. That Section 3.1.2 be amended to add to Conditional Uses:

Use
Accessory Use and Structures

Use-Specific Standards
See Section 4.1

C. That Section 3.2.1 be amended to remove:

Use
Accessory Structures

Use-Specific Standards
See Section 4.01

D. That Section 3.2.2 be amended to add to Conditional Uses:

Use
Accessory Use and Structures

Use-Specific Standards
See Section 4.1

E. That Section 3.3.1 be amended to remove:

Use
Accessory Structures

Use-Specific Standards
See Section 4.01 applies but one
accessory building of up to 1,500 square
feet is allowed.

F. That Section 3.3.2 be amended to add to Conditional Uses:

Use
Accessory Use and Structures

Use-Specific Standards
See Section 4.1

G. That Section 3.4.1 be amended to read:

Use
Accessory Use and Structures

Use-Specific Standards
See Section 4.1

H. That Section 3.5.1 be amended to read:

Use
Accessory Use and Structures

Use-Specific Standards
See Section 4.1

I. That Section 3.6.1 be amended to read:

Use
Accessory Use and Structures

Use-Specific Standards
See Section 4.1

J. That Section 3.7.1 be amended to read:

Use
Accessory Use and Structures

Use-Specific Standards
See Section 4.1

K. That Section 3.8.1 be amended to read:

Use
Accessory Use and Structures

Use-Specific Standards
See Section 4.1

L. That Section 3.9.1 be amended to read:

Use
Accessory Use and Structures

Use-Specific Standards
See Section 4.1

M. That Section 3.10.1 be amended to read:

Use
Accessory Use and Structures

Use-Specific Standards
See Section 4.1

N. That Section 3.11.1 be amended to read:

Use
Accessory Use and Structures

Use-Specific Standards
See Section 4.1

O. That Section 8 be amended as follows to remove following definitions:

~~ACCESSORY STRUCTURE OR USE—An accessory structure or use is one which:~~

- ~~1. Is customary and clearly incidental to the principal use.~~
- ~~2. Serves exclusively the principal use.~~
- ~~3. Is subordinate in area, extent or purpose to the principal use served.~~
- ~~4. Contributes to the comfort, convenience, or necessity of occupants of the principal use served; and~~
- ~~5. Is located on the same lot as the principal use served, with the single exception of such accessory off-street parking facilities as are permitted to locate elsewhere than on the same lot as the building or use served.~~

~~GARAGE, PRIVATE—An accessory building designed or used for the storage for the storage of not more than four motor vehicles used by the occupants of the building to which it is accessory.~~

P. That Section 8 be amended as follows to add the following definitions:

Accessory Structure - a secondary or subordinate building, the use of which is incidental to that of a principal structure located on the same zone parcel.

Accessory Use - A use subordinate to and serving the principal use on the same parcel, which is compatible with and customarily incidental to the principal use.

Garage, Private Residential - A residential accessory building designed or used for the storage of motor vehicles owned and used by the occupants of the building to which it is accessory.

Q. That Section 4.1 be amended to read as follows:

4.1 Accessory Use and Structures. Accessory uses and structures shall conform to the following standards:

A. In all zoning districts:

- a) Accessory structures shall not be erected upon a lot until the construction of the principal building has commenced or an active principal land use exists on the lot. No accessory buildings or structures may be used unless an active principal land use exists on the lot.
- b) No accessory buildings or structures may be placed within a utility or drainage easement except equipment pertaining to said easement. Any existing accessory building or structure placed within an easement may be removed by the City, or the City's representative, at the property owner's expense.
- c) Fences shall conform to Section 4.4 and shall not be considered an accessory structure for the purposes of this Ordinance.

B. Accessory Buildings in all zoning districts:

- a) Accessory buildings shall be five feet, or more, from the rear and side property lines, provided they are not within a utility or drainage easement.
- b) Accessory buildings shall not be used as dwellings or accessory dwelling units.
- c) Any accessory building accessed directly from an alley shall not be closer than twenty feet to the property line abutting the alley.
- d) No accessory building shall be erected or located within any front yard.
 - a. Exception: An accessory building may be erected or located within the second front yard on a double frontage or corner lot, provided it is not in front of a residence or within the required front yard setback.
- e) Accessory buildings exceeding four hundred square feet shall be secured to a concrete or asphalt slab. All other accessory structures shall be secured to the ground with concrete or auger anchors. A minimum of one anchor per post is required.
- f) A maximum of two accessory buildings shall be allowed unless a conditional use permit for additional structures has been granted.

C. For NR, A-1, or A-2 Districts: A Conditional Use Permit shall be required for accessory buildings. They are not required to be subordinate to the principal building in size or height.

D. For R-1, R-2, R-3, or R-4 Residential Districts: Accessory buildings shall be subordinate to the principal building regarding size and height.

- a) Accessory structures shall not exceed 784 square feet or have sidewalls greater than ten feet in height unless approved by the Planning Commission. Lot coverage shall not exceed district specific coverage limits.
 - b) Accessory structures designed or used for the storage of motor vehicles, or with overhead door dimensions of nine feet by seven feet or larger, shall be directly accessed by either concrete, asphalt, or crushed asphalt.
 - c) The roofing and siding materials of accessory buildings larger than 120 square feet shall be like the principal structure it is associated with.
 - d) Children's playhouses: Children's playhouses and similar structures shall not be counted as an accessory building if they meet the following criteria:
 - a. The structure does not exceed one story.
 - b. The sidewalls do not exceed eight feet in height.
 - c. The structure does not exceed ninety square feet in gross floor area.
 - e) Chicken coops shall not be counted as an accessory building and shall be reviewed for compliance with Section 5.12 as a part of the application to keep chickens. No additional building permit(s) are required for chicken coops.
- E. For CB and GB Commercial Districts: Accessory buildings shall be subordinate to the principal building regarding size and height.
- a) The roofing and siding materials of accessory buildings larger than four hundred square feet shall be like the principal structure it is associated with.
- F. For LI and HI Industrial Districts: Accessory buildings are not required to be subordinate to the principal building regarding size and height.
- a) The roofing and siding materials of accessory buildings larger than 784 square feet shall be like the principal structure it is associated with.

BE IT FURTHER ORDAINED by the City Council of the City of Harrisburg that this Ordinance shall become effective in accordance with law.

Date Adopted:

Derick Wenck, Mayor

Attest:

Deb Harris, Finance Officer

**CITY OF HARRISBURG ORDINANCE 2024-XX
TO AMEND THE ZONING REGULATIONS**

- E. That Section 3.11.2 be amended to add to Conditional Uses:

<u>Use</u>	<u>Use-Specific Standards</u>
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Contractor Shop and storage yards

- F. That Section 8.2 be amended as follows to remove the following definition:
~~**Contractor’s Shop and/or Storage yard:** A lot, or portion thereof, and/or building(s) used to store and maintain construction equipment and other materials and facilities customarily required in the building trade by a construction contractor.~~

- G. That Section 8.2 be amended as follows to add the following revised definition:
- H.
Contractor’s Shop and Storage Yard: Use of land or building(s) for storage and preparation of materials used by that same individual(s) in conducting the business of construction and repair work to be completed at some other on-site location.

BE IT FURTHER ORDAINED by the City Council of the City of Harrisburg that this Ordinance shall become effective in accordance with law.

Date Adopted:

Derick Wenck, Mayor

Attest:

Deb Harris, Finance Officer

City of Harrisburg
Building Permits Issued July 2024

Date	Permit #	Property Owner	Description of Project	Contractor	Total Valuation	Property Address	City
7/1/2024	20240268	Becker, Carianne	Partial Lower Level Finish/Remodel	Becker, Carianne	20,000.00	601 S. Columbia Street	Harrisburg
7/1/2024	20240274	Miner, Angela	Addition (Covered Entryway)	Philbuilt Building & Remodeling	2,500.00	1007 Greyhawk Court	Harrisburg
7/1/2024	20240276	3H Properties, LLC	New Single-Family Home	3H Properties, LLC	460,000.00	815 Yuzina Avenue	Harrisburg
7/1/2024	20240281	Chitwood, Michael	Swimming Pool	Chitwood, Michael	400.00	807 E. Maple Street	Harrisburg
7/2/2024	20240246	Peters, Nathan	New Single-Family Home	Bozzell, Chad	311,170.00	808 Yuzina Avenue	Harrisburg
7/2/2024	20240280	RES Construction, LLC	Fence	American Fence Company	8,000.00	174 Central Park Court	Harrisburg
7/2/2024	20240282	Juhnke, Gary	Accessory Enclosure	Juhnke, Gary	1,800.00	205 E. Walnut Street	Harrisburg
7/8/2024	20240283	Oppold, Randy & Shawn	New Single-Family Home	Complete Carpentry	610,000.00	431 Brody Court	Harrisburg
7/8/2024	20240284	Casey, Michael & Ana	Deck	Casey, Mike	5,000.00	702 Tiger Street	Harrisburg
7/8/2024	20240285	Bethke, Dan & Sharon	Residential Reshingle	Renovate SD	11,000.00	1102 Chestnut Street	Harrisburg
7/9/2024	20240288	Dirks, Patti	Residential Reshingle	Savey Roofing	10,000.00	811 E. Elm Street	Harrisburg
7/11/2024	20240267	Kolbo(Speck), Laura	Deck	PAL Construction	13,277.00	607 S. Columbia Street	Harrisburg
7/11/2024	20240287	Signature Companies	Fence	Complete Fence	11,000.00	224 Brookside Place	Harrisburg
7/11/2024	20240291	Meyer, Monte & Sandy	Approach	D&G Concrete	-	601 S. Perry Lane	Harrisburg
7/11/2024	20240292	Tastad, Adam	Fence	Solid Fencing, LLC	10,723.00	217 Plainside Avenue	Harrisburg
7/12/2024	20240290	Opatz, Jeffrey	Fence	McAllister, Rowdy	8,873.00	305 Harvest Trail	Harrisburg
7/16/2024	20240299	Uhden, Jacob	Fence	Uhden, Jacob	2,000.00	423 Thelma Avenue	Harrisburg
7/17/2024	20240295	Buffalo Ridge Concrete, Inc.	Wall Sign	Buffalo Ridge Concrete, Inc.	2,500.00	110 Industrial Drive	Harrisburg
7/18/2024	20240141	AEE Properties, LLC	Contractor Shop	Breen, Shane	1,300,000.00	151 Prospect Street	Harrisburg
7/18/2024	20240168	Woods, James & Laura	Remodel	Woods Roofing, Inc.	30,000.00	207 E. Elm Street	Harrisburg
7/18/2024	20240238	Capstone Homes, Inc.	New Single-Family Home	Capstone Homes, Inc.	317,565.00	517 Hillside Street	Harrisburg
7/18/2024	20240239	Capstone Homes, Inc.	New Single-Family Home	Capstone Homes, Inc.	324,695.00	523 Hillside Street	Harrisburg
7/18/2024	20240298	Davies, Alex & Ellie	Residential Reshingle	Woods Roofing, Inc.	12,524.00	610 St. Gregory Street	Harrisburg
7/22/2024	20240272	KTR Holdings, LLC	New Drive-thru Coffee Shop	Reynolds Construction Management	500,000.00	550 W. Willow Street	Harrisburg
7/22/2024	20240278	Vanderhule, Chase	Detached Garage	Vanderhule, Chase	25,000.00	503 Cedar Drive	Harrisburg
7/22/2024	20240294	Johns, Branden	Lower Level Finish (Bathroom)	Home Improvement Headquarters	5,000.00	107 Tiger Street	Harrisburg
7/22/2024	20240296	Brooks, Jeni	New Single-Family Home	Brooks Construction Services	310,000.00	405 Grand Avenue	Harrisburg
7/22/2024	20240300	Schoenemans Bros Company	Remodel	DK Contracting	80,000.00	600 N. Cliff Avenue	Harrisburg
7/23/2024	20240301	Cason, Mitchell & Alexis	Fence	American Fence Company	4,500.00	105 Atlantic Circle	Harrisburg
7/23/2024	20240308	KTR Holdings, LLC	Wall Sign	Ace Signs	20,000.00	550 W. Willow Street	Harrisburg
7/23/2024	20240309	KTR Holdings, LLC	Freestanding Monument Sign	Ace Signs	13,000.00	550 W. Willow Street	Harrisburg
7/23/2024	20240310	Schmidt, Kimberly	Fence	Michaels Fence & Supply	13,861.00	534 Bunyan Drive	Harrisburg
7/25/2024	20240304	Medenwald, Brianna	Replacement Furnace & AC	Waterbury Heating & Cooling	9,953.00	1005 Perry Lane	Harrisburg
7/25/2024	20240307	Miller, Michael	Fence	Larsen, Brenden	12,000.00	213 Landmark Circle	Harrisburg
7/25/2024	20240311	3H Properties, LLC	Lower Level Finish	3H Properties, LLC & Tuttle, Jennifer	58,000.00	816 Melissa Avenue	Harrisburg
7/25/2024	20240315	Seurer, Jamie	Front Steps & Rear Deck	Reliable Construction	10,000.00	1100 Honeysuckle Drive	Harrisburg
7/26/2024	20240293	Waldner, Jayden	Lower Level Finish	Waldner, Jayden	12,000.00	601 Kent Street	Harrisburg
7/30/2024	20240255	L.G. Everist, Inc.	Office of Transload Facility	L.G. Everist, Inc.	55,753.00	120 E. Industrial Drive	Harrisburg
7/30/2024	20240306	Dover, Russell	Fence	Michaels Fence & Supply	2,468.00	536 Brody Court	Harrisburg
7/30/2024	20240314	Burkel, Alex & Danielle	Accessory Structure	Burkel, Alex	3,000.00	728 Hillside Street	Harrisburg
7/30/2024	20240321	Polreis, Nicole	Deck	Frey Construction	8,500.00	1100 Ash Grove Street	Harrisburg
7/30/2024	20240343	Noel, Nathan & Kelli	Fence	Babb Fence	6,000.00	604 Hillside Street	Harrisburg

City of Harrisburg
Building Permits Issued August 2024

Date	Permit #	Property Owner	Description of Project	Contractor	Total Valuation	Property Address	City
8/2/2024	20240156	Docken, Jayd & Jordan	Residential Reshingle	Wegner Roofing and Solar	14,304.00	706 Rosewood Drive	Harrisburg
8/2/2024	20240320	Offensive Holdings, LLC	Commercial Remodel (Ace Hardware)	Jans Corporation	75,000.00	200 W. Willow Street	Harrisburg
8/2/2024	20240319	Harms, Douglas & Joyce	Residential Fence	Amercian Fence Company	3,500.00	701 E. Maple Street	Harrisburg
8/5/2024	20240339	Nordling, Preston & Madison	Residential Reshingle	Advanced Contracting Solutions, LLC	11,000.00	506 Rosewood Drive	Harrisburg
8/5/2024	20240340	Becker, Carianne	Residential Mechanical	Waterburg Heating & Cooling	14,828.00	601 Columbia Street	Harrisburg
8/5/2024	20240318	Hai, Travis & Tina	Lower Level Finish	GA Johnson Construction	90,000.00	425 Brody Court	Harrisburg
8/5/2024	20240338	McKeever, Clancy	Interior Garage Finish	McKeever, Clancy	3,000.00	314 Thelma Avenue	Harrisburg
8/6/2024	20240326	Terzic, Andja & Said	Carport/lean-to	Terzic, Andja & Said	3,000.00	400 Cottonwood Drive	Harrisburg
8/6/2024	20240343	Rocamora, Julio	Demolition	SC Specialties	-	103 E. Willow Street	Harrisburg
8/6/2024	20240333	Blakney, Brianna	Demolition	Servpro/Mark hawkins	10,000.00	413 United Avenue	Harrisburg
8/6/2024	20240331	McPhee, Jeffrey	Fence	Complete Fence	5,816.00	707 Brannon Drive	Harrisburg
8/6/2024	20240345	Feltman, Jon & Katherine	Residential Reshingle	Savey Roofing	6,500.00	134 Liberty Circle	Harrisburg
8/7/2024	20240348	Bailey, William	Residential Reshingle	Lightning Exteriors	1,300.00	405 Augustana Avenue	Harrisburg
8/7/2024	20240337	Mux Construction, Inc.	New Single-Family Home	Mux Construction, Inc.	380,000.00	846 Melissa Avenue	Harrisburg
8/7/2024	20240349	Thacker, Chris & Starla	Fence	AJ&D Contracting	15,900.00	528 Hillside Street	Harrisburg
8/8/2024	20240341	Vanbuskirk Companies	Fence	Michaels Fence & Supply	3,534.00	302/304/306 Devitt Drive	Harrisburg
8/9/2024	20240353	Madison Apartments, LLC	Approach Permit	Tomcrete Concrete	-	1105 Honeysuckle Drive	Harrisburg
8/9/2024	20240354	3H Properties	Fence	Acreage Fence	10,000.00	816 Melissa Avenue	Harrisburg
8/9/2024	20240355	Bode, Matthew & Darchelle	Fence (Enclosing trash cans)	Kenyon, Nathaniel	900.00	174 Central Park Court	Harrisburg
8/14/2024	20240351	Creekside Plaza 2, LLC	Commercial Wall Sign	Ace Signs	3,200.00	251 N. Cliff Avenue, Suite 4	Harrisburg
8/14/2024	20240360	Schmidt, Kimberly	Residential Swimming Pool	Hovey Pool Constructors, LLC	111,053.00	534 Bunyan Drive	Harrisburg
8/14/2024	20240358	Dunn, Jeffrey & Cassandra	Residential Reshingle	Woods Roofing , Inc.	14,208.00	600 Lois Lane	Harrisburg
8/14/2024	20240357	Tiedeman, Joel	Deck	Tiedeman, Joel	2,000.00	511 Legendary Drive	Harrisburg
8/15/2024	20240352	Talavera, Miguel	Fence	Talavera, Miguel	5,000.00	276 Central Park Court	Harrisburg
8/16/2024	20240344	Racamora, Kaylee	Addition (attached garage)	SC Specialties	52,000.00	103 E. Willow Street	Harrisburg
8/16/2024	20240364	Dinsmoor, Richard	Fence	Dinsmoor, Richard	1,200.00	1106 Perry Lane	Harrisburg
8/16/2024	20240365	Solum, Brady	Residential Reshingle	Woods Roofing , Inc.	23,478.00	400 United Avenue	Harrisburg
8/16/2024	20240326	Black Dog, LLC	Mini-Storage "A"	Allen Homes, Inc.	350,000.00	1025 N. Cliff Avenue	Harrisburg
8/16/2024	20240327	Black Dog, LLC	Mini-Storage "B"	Allen Homes, Inc.	350,000.00	1025 N. Cliff Avenue	Harrisburg
8/16/2024	20240328	Black Dog, LLC	Mini-Storage "C"	Allen Homes, Inc.	75,000.00	1025 N. Cliff Avenue	Harrisburg
8/16/2024	20240329	Black Dog, LLC	Mini-Storage "D"	Allen Homes, Inc.	100,000.00	1025 N. Cliff Avenue	Harrisburg
8/16/2024	20240330	Black Dog, LLC	Mini-Storage "E"	Allen Homes, Inc.	125,000.00	1025 N. Cliff Avenue	Harrisburg
8/20/2024	20240368	Boyer, Robert & Jennifer	Fence	Boyer, Robert	2,000.00	608 Rosewood Drive	Harrisburg
8/20/2024	20240366	Thacker, Chris & Starla	Deck (Stairs)	Cardona Renovations, LLC	2,600.00	528 Hillside Street	Harrisburg
8/20/2024	20240361	Petit, Chad & Kim	Residential Swimming Pool	Splash City	90,000.00	1711 Ethan Street	Harrisburg
8/21/2024	20240370	Hofer, Sean & Gabriela	Mechanical	Waterburg Heating & Cooling	7,489.00	806 Hemlock Street	Harrisburg
8/21/2024	20240322	Quien Rentals, LLC	Deck	Quien, Mitch	600.00	108 W. Willow Street	Harrisburg
8/21/2024	20240347	Bauermeister, Guy	Lower Level Finish	Bauermeister, Guy	20,000.00	122 Atlantic Circle	Harrisburg
8/21/2024	20240359	Wellman, Garrett	Fence	Wellman, Garrett	10,000.00	605 Hillside Street	Harrisburg
8/23/2024	20240289	Capstone Homes, Inc.	New Single-Family Home	Capstone Homes, Inc.	273,000.00	529 Hillside Street	Harrisburg
8/26/2024	20240376	Nyenhuis, Connie	Deck	Bouwman, Derrick	14,760.00	704 S. Shebal Avenue	Harrisburg
8/27/2024	20240350	Amcon Concrete Products, LLC	Equipment Replacement	Mastec	15,000.00	101 Industrial Road	Harrisburg
8/27/2024	20240378	Zara Properties, LLC	Residential Reshingle	Nwadiba, Obinna	8,000.00	605 E. Maple Street	Harrisburg
8/27/2024	20240379	Zara Properties, LLC	Demolition	Nwadiba, Obinna	-	211 E. Elm Street	Harrisburg

8/27/2024	20240377	Hesby - Revocable Trust	Accessory Structure	Viereck Construction	5,277.00	811 Johnson Creek Court	Harrisburg
8/28/2024	20240334	Smit, Michael & Amy	Fence	Extreme Fencing, LLC	15,000.00	321 Thelma Avenue	Harrisburg
8/28/2024	20240305	Showplace Wood Products, Inc.	Addition to existing building	Journey Construction	12,985,394.00	401 Enterprise Street	Harrisburg
8/29/2024	20240371	Holt, Roger	Residential Remodel	Holt, Roger	20,000.00	201 Main Street	Harrisburg

City of Harrisburg
Month-by-Month Comparison

	January			February			March			April			May		
	2022	2023	2024	2022	2023	2024	2022	2023	2024	2022	2023	2024	2022	2023	2024
New Homes	7	1	0	7	1	10	25	2	6	23	16	10	8	9	4
Finish Lower Level	12	4	5	9	8	5	9	6	3	2	2	6	5	3	7
Fence	0	0	0	1	0	2	6	0	9	12	12	16	10	19	30
Commerical/Industrial		3	1		0	2		2	2		0	6		2	4
Other	16	0	2	6	5	3	19	16	12	20	52	19	66	71	23
Total Permits	35	8	8	23	14	22	59	26	32	57	82	57	89	104	68
Running Total	35	8	8	58	22	30	117	48	62	174	130	119	263	234	187

	June			July			August			September			October		
	2022	2023	2024	2022	2023	2024	2022	2023	2024	2022	2023	2024	2022	2023	2024
New Homes	5	11	9	12	9	6	19	4	2	6	9		7	15	
Finish Lower Level	2	2	2	5	2	3	2	5	2	6	2		5	1	
Fence	12	11	14	8	11	10	8	12	11	9	5		7	7	
Commerical/Industrial		0	4		0	7		2	8		1			3	
Other	44	33	16	148	35	16	151	30	25	99	13		69	14	
Total Permits	63	57	45	173	57	42	180	53	48	120	30		88	40	
Running Total	326	291	232	499	348	274	679	401	322	799	431		887	471	

	November			December		
	2022	2023	2024	2022	2023	2024
New Homes	0	5		2	1	
Finish Lower Level	5	6		3	6	
Fence	2	7		1	2	
Commerical/Industrial		3			0	
Other Permits	13	15		8	5	
Total Permits	20	36		14	14	
Running Total	907	507		921	521	



	Permitted New Homes		
	2022	2023	2024
January	7	1	0
February	7	1	10
March	25	2	6
April	23	16	10
May	8	9	4
June	5	11	9
July	12	9	6
August	19	4	2
September	6	9	
October	7	15	
November	0	5	
December	2	1	
TOTAL	121	83	47