

City of Harrisburg Planning Commission
Approved Meeting Minutes for March 11, 2025, Meeting at 6:00 P.M.
Heritage 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 March 11, 2025. Commissioners Jon Kraft, Collin McKenzie, Rob Doyen, Jason Schipper, Matthew Irish, Jim Nielsen, and Chairperson Bruce Bicknase were present. Chad Huwe and Jen Cleveland were present on behalf of City Planning & Zoning, City Alderman Chris Kindt, City Alderman Pete Wodzinski and City Administrator Amanda Mack were also present. Public present included Mitch Mergen, on behalf of Stockwell Engineering, Nic McConnell, Jeffrey Skinner, Doug Allen, Michael Verley, Ben White, and Ryan Olson.

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 Schipper, seconded by Commissioner Nielsen, to approve the agenda as presented. A voice vote was taken. Yeas: Kraft, McKenzie, Doyen, Schipper, Irish, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

Approval of the Meeting Minutes

1. Approve the draft minutes of the February 11, 2025 meeting.

Chairperson Bicknase asked if there were any changes to the draft meeting minutes for February 11, 2025. Rob Doyen corrected the name of the listed public present: Nick Gustafson was present, not Nathan Gustafson. A motion was made by Commissioner Nielsen, seconded by Commissioner Doyen, to approve the meeting minutes with the correction. A voice vote was taken. Yeas: Kraft, McKenzie, Doyen, Schipper, Irish, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

Old Business

No old business was discussed.

Public Comment on Non-Agenda Items

No public comment was heard.

Public Hearings

1. A public hearing has been scheduled for 6:00 p.m. or shortly thereafter to accept public input regarding a Conditional Use Permit application to allow mini warehouses on the property legally described as Lot 3, Block 1, Flatiron Crossing Addition, Parcel # 270.62.66.4010 (Black Dog, LLC).
Chairperson Bicknase opened the public hearing at 6:02 p.m. No public comment was received.
2. A public hearing has been scheduled for 6:00 p.m. or shortly thereafter to accept public input regarding a Conditional Use Permit application to allow a telecommunications tower on the property legally described as Tract 1, Slack High School Addition, except Lot 1 of Tract 1 and Lot H-1, Parcel # 270.73.00.100 (Verizon Wireless).
Chairperson Bicknase opened the public hearing at 6:02 p.m. No public comment was received.
3. A public hearing has been scheduled for 6:00 p.m. or shortly thereafter to accept public input regarding a request to rezone Lot 2, Block 1, of Rix Addition, Parcel 270.84.01.002 (1434 Mary Place) from R-3 Multi-Family Residential to GB General Business (S&Z, LLC)
Chairperson Bicknase opened the public hearing at 6:02 p.m. Nic McConnell posed

City of Harrisburg Planning Commission
Approved Meeting Minutes for March 11, 2025, Meeting at 6:00 P.M.
Heritage Board Room
200 E. Willow Street, Harrisburg, SD

questions about the proposal. No additional public comment was received; therefore, Chairperson Bicknase closed the public hearings at 6:03 p.m.

New Business

1. Review for approval a Conditional Use Permit application to allow mini warehouses on the property legally described as Lot 3, Block 1, Flatiron Crossing Addition, Parcel # 270.62.66.4010 (Black Dog, LLC).

Chad Huwe presented a summary of the application and supplemental submittals. The applicant, Doug Allen, spoke and answered numerous questions from the Planning Commission. Chairperson Bicknase asked Alderman Kindt and Alderman Wodzinski if they had any additional input on the proposal. Both made comments in support of the application due to its location. Commissioner Doyen made a motion, seconded by Commissioner Nielsen, to approve the conditional use permit and submitted site plan allowing mini warehouses on the subject property. A voice vote was taken. Yeas: Kraft, McKenzie, Doyen, Schipper, Irish, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

2. Review for approval a Conditional Use Permit application to allow a telecommunications tower on the property legally described as Tract 1, Slack High School Addition, except Lot 1 of Tract 1 and Lot H-1 Lot, Parcel # 270.73.00.100 (Verizon Wireless).

Chad Huwe presented a summary of the application and supplemental submittals. The applicant, Jeffrey Skinner was present on behalf of Verizon Wireless. He spoke and answered questions from the Planning Commission. Commissioner Doyen made a motion, seconded by Commissioner Nielsen, to approve the conditional use permit allowing a telecommunications tower on the subject property. Commissioner McKenzie commented he would like to see the school and applicant use the project as an educational opportunity for students interested in the telecommunications career field. A voice vote was taken. Yeas: Kraft, McKenzie, Doyen, Schipper, Irish, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

3. Review and recommendation to City Council a request to rezone Lot 2, Block 1, of Rix Addition, Parcel 270.84.01.002 (1434 Mary Place) from R-3 Multi-Family Residential to GB General Business (S&Z, LLC).

Chad Huwe presented a summary of the application and supplemental submittals. The applicant, Michael Verley, spoke and answered questions from the Planning Commission. Nic McConnell, a nearby resident, spoke against the rezone application. After extensive discussion, Commissioner Nielsen, seconded by Commissioner Doyen, made a motion to recommend approval to City Council. A roll call vote was taken. Yeas: Kraft, McKenzie, Doyen, Irish, Nielsen. Nays: Schipper, Bicknase. Motion carried 5-2.

4. Review and recommendation to City Council: Plat for Tracts 1, 2, 3, & 4 of Dakota Farms Addition, Section 18, Township 99 North, Range 49 West and Pre-annexation agreement.

Chad Huwe presented a summary of the application and future land use of the area. Ben White, with HR Green, Inc., was present on behalf of the property owner, to speak and answer questions from the Planning Commission. Commissioner McKenzie, seconded by Commissioner Kraft, made a motion to recommend approval to the City Council. A voice vote was taken. Yeas: Kraft, McKenzie, Doyen, Schipper, Irish, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

5. Review and recommendation to City Council the Preliminary Plan for Orchard's Edge Addition.

City of Harrisburg Planning Commission
Approved Meeting Minutes for March 11, 2025, Meeting at 6:00 P.M.
Heritage Board Room
200 E. Willow Street, Harrisburg, SD

Chad Huwe presented a summary of the application. Ryan Olson was present to represent the owners group. Mitch Mergen, on behalf of Stockwell Engineering, was present to give an in-depth review of the submitted preliminary plan. Commissioner Doyen, seconded by Commissioner McKenzie, made a motion to recommend approval to the City Council. A voice vote was taken. Yeas: Kraft, McKenzie, Doyen, Schipper, Irish, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

6. Review for approval an application to keep chickens at 615 Emmett Trail.

Jen Cleveland presented the application and supplemental submittals. After extensive discussion regarding visibility barriers, a motion was made by Commissioner McKenzie, seconded by Commissioner Doyen, to approve the application with a 5' visibility barrier. A voice vote was taken. Yeas: Kraft, McKenzie, Doyen, Irish, Bicknase. Nays: Schipper, Nielsen. Motion carried 5-2.

Administrative Reports and Commission Input

1. Commission input.

Chad Huwe presented the Planning Commission with information from neighboring communities with zoning regulations allowing reduced lot sizes and reduced setbacks in low density residential districts.

Commissioner Schipper inquired about zoning regulations for kennels and doggy daycares.

City Administrator Amanda Mack provided information to the Planning Commission regarding sales tax and property taxes collected by the city for mini-warehouse and contractor shop uses within the city and the state laws pertaining to such.

2. Building permit reports for February 2025.

3. Plats filed in February 2025

- Lots 3, 4, 6A, 7A, and 9 in Block 1 and Lots 1, 2, 4, and 5 in Block 2 of the Whiskey Creek Addition

Adjournment

A motion to adjourn was made at 7:38 p.m. by Commissioner Doyen, seconded by Commissioner Schipper. A voice vote was taken. Yeas: Kraft, McKenzie, Doyen, Schipper, Irish, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

Respectfully Submitted,
Jen Cleveland