

**City of Harrisburg Planning Commission  
Approved Meeting Minutes for October 8, 2024,  
Meeting 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 October 8, 2024. Commissioners Rob Doyen, Matthew Irish, Collin McKenzie, 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 Alderman Pete Wodzinski, Brian J. Hitt, Patrick Nerd, Tom & Linda Jones, Eric Sivertsen and Damon & Jen Rusk.

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

**Approval of the Meeting Minutes**

1. Approve the minutes of the September 10, 2024 meeting.

Chairperson Bicknase asked if there were any changes to the meeting minutes of September 10, 2024, meeting minutes. No revisions were presented. A motion was made by Commissioner Nielsen, seconded by Commissioner Doyen, to approve the meeting minutes. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

**Old Business**

1. Review proposed revisions to Sections 3, 4, and 8 of the City of Harrisburg Zoning regulations regarding accessory uses and structures.

Jen Cleveland presented revisions to the draft regarding proposed revisions to the Zoning Regulations regarding accessory uses, structures, and buildings and engaged the Planning Commission in a brief discussion. No action was taken.

**Public Comment on Non-Agenda Items**

Jen Cleveland, on behalf of Harrisburg Planning, read a letter received from Jason Tjeerdsma, of 47157 S Clubhouse Road. Damon and Jennifer Rusk, of 47155 Clubhouse Road, spoke in opposition to the rezone application submitted for Tract 2 Paul Alan Addition heard by the Planning Commission at the September 10, 2024 meeting. Commissioner Schipper responded that he had asked Planning staff if the Planning office had received any correspondence regarding the rezone application prior to the meeting and at that time, they had not.

**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 on the property legally described as Tract 1, Hitt Addition, (parcel 271.13.00.100) from R-1 Single-Family Detached Residential District to GB General Business District.

Chairperson Bicknase opened the public hearing at 6:30 p.m. No public comment was received.

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2. A public hearing has been scheduled for 6:00 p.m. or shortly thereafter to accept public input on a request to rezone the following parcels:
- a) Rezone Lot 8, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.008) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
  - b) Rezone Lot 10, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.010) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
  - c) Rezone Lot 11, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.011) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
  - d) Rezone Lot 2, Block 3, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.03.002) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
  - e) Rezone Lot 3, Block 3, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.03.003) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
  - f) Rezone Lot 7, Block 3, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.03.007) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
  - g) Rezone Lot 3, Block 4, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.04.003) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
  - h) Rezone Lot 4, Block 4, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.04.004) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
  - i) Rezone Lot 5, Block 4, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.004) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
  - j) Rezone Lot 4, Block 6, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.06.004) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).

Chairperson Bicknase opened the public hearing at 6:30 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 on a request for a Conditional Use Permit to allow an off-premises digital freestanding sign (requesting 242 square feet) on the property legally described as Lot 1 in Tract 2, Country Corner Orchard Addition, (27249 SD Hwy 115, Harrisburg).

Chairperson Bicknase opened the public hearing at 6:31 p.m. No public comment was received; therefore, Chairperson Bicknase closed the public hearings at 6:32 p.m.

### **New Business**

1. Review and recommendation to the City Council a request to rezone the property legally described as Tract 1, Hitt Addition, (parcel 271.13.00.100) from R-1 Single-Family Detached Residential District to GB General Business District.

Chad Huwe presented a summary of the application. Brian J. Hitt was present to speak and answer questions from the Planning Commission. After extensive dialog, Commissioner Schipper made a motion, seconded by Commissioner Nielsen, to recommend approval of the application to the City Council. A voice vote was taken. Yeas: None. Nays: Doyen, Irish, McKenzie, Schipper, Kraft, Nielsen, Bicknase. Motion failed 0-7.

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2. Review and recommendation to the City Council a request to rezone the following properties as follows:
  - a. Rezone Lot 8, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.008) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
  - b. Rezone Lot 10, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.010) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
  - c. Rezone Lot 11, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.011) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
  - d. Rezone Lot 2, Block 3, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.03.002) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
  - e. Rezone Lot 3, Block 3, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.03.003) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
  - f. Rezone Lot 7, Block 3, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.03.007) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
  - g. Rezone Lot 3, Block 4, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.04.003) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
  - h. Rezone Lot 4, Block 4, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.04.004) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
  - i. Rezone Lot 5, Block 4, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.04.004) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
  - j. Rezone Lot 4, Block 6, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.06.004) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).

Chad Huwe presented a summary of the applications being forwarded by the Planning office. Commissioner Doyen made a motion, seconded by Commissioner Nielsen, to recommend approval of the applications to City Council. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

3. Consider a Conditional Use Permit to allow an off-premises digital freestanding sign (requesting 242 square feet) on the property legally described as Lot 1 in Tract 2, Country Corner Orchard Addition, (27249 SD Hwy 115, Harrisburg).

Jen Cleveland presented the application and submittals. Eric Sivertsen, on behalf of Cyclops Media, was present to speak and answer questions from the Planning Commission. Extensive conversation was had regarding signs, application processing and procedure, sign placement, and setback requirements.

Commissioner McKenzie made a motion, seconded by Commissioner Doyen, to approve the Conditional Use Permit for the proposed 11' x 22' two-faced digital freestanding off-premises sign. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Nielsen, Bicknase. Nays: Kraft. Motion carried 6-1.

4. Review and recommendation to the City Council the petitioned annexation of W196.5' of E361.5' of S221.68' & Part of Tract 1, SE14 SE1/4, Section 34-T100N-R50W (Parcel ID# 100.49.74.4042).

Chad Huwe presented the voluntary petition of annexation received for the subject property.

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A motion was made by Commissioner Doyen, seconded by Commissioner Nielsen, to recommend approval of the annexation request to the City Council. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

**Administrative Reports and Commission Input**

1. Commission input.

Commissioner Nielsen inquired about increasing sign sizes. Commissioner Schipper briefly spoke regarding a Harrisburg Vision Community he had been a part of previously and questioned if that vision for Harrisburg had changed.

2. Building permit reports for September 2024.

Jen Cleveland presented the issued permit reports for September 2024.

3. Plats filed in September 2024

- Tract 1 of Roths Addition
- Lots 3-6, Block 1; Lots 1-5, Block 4; Lots 1-5, Block 5, Twin Creeks Addition

**Adjournment**

A motion to adjourn was made at 7:45 p.m. by Commissioner Schipper, seconded by Commissioner Doyen. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 7-0.