

City of Harrisburg Planning Commission
Meeting Minutes for June 11, 2024, Meeting at 6:00 P.M.
Liberty Elementary School 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 Matthew Irish, Collin McKenzie, Jason Schipper, Jon Kraft, and Chairperson Bruce Bicknase were present. Also present were Chad Huwe and Jen Cleveland, on behalf of City Planning & Zoning, and Mitch Mergen, on behalf of Stockwell Engineering. Public present were Bryce Healy, Leap Chear, Mark Blow, and Kelly Nielson.

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

Approval of the Meeting Minutes

1. Approve the minutes of the May 14, 2024, meeting.

Chairperson Bicknase asked if there were any corrections to the May 14, 2024, meeting minutes. No changes were presented. A motion was made by Commissioner Irish, seconded by Commissioner Schipper, to approve the meeting minutes. A voice vote was taken. Yeas: Irish, McKenzie, Schipper, Kraft, Bicknase. Nays: None. Motion carried 5-0.

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 regarding updates to the Comprehensive Plan (Major Street Plan and Land Use Plan).

Chairperson Bicknase opened the public hearings at 6:01 p.m. No public comment was received for this item.

2. 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 for an amendment to the Whiskey Creek Planned Unit Development on the property legally described Tract 2 of Hensch Addition, except Whiskey Creek Addition, Northwest ¼, Section 33, Township 100 North, Range 50 West of the 5th P.M., Lincoln County, South Dakota (Parcel ID: 271.11.00.A200).

Chairperson Bicknase asked for any public comments regarding this item; no public comment was received for this item. Therefore, he closed the public hearing at 6:02 p.m.

New Business

1. Consider updates to the Comprehensive Plan (Major Street Plan and Land Use Plan) and provide recommendation for adoption by the City Council.

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Chad Huwe explained this was an item presented at the May 14, 2024 Planning Commission meeting. This item was redo to allow staff to publish the item and hold a public hearing. No changes to the maps were made since that presentation. Mitch Mergen and Chad Huwe were available for any questions from the public and/or Planning Commission members. No public comment was received.

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

2. Consider a Conditional Use Permit for an amendment to the Whiskey Creek Planned Unit Development on the property legally described Tract 2 of Hensch Addition, except Whiskey Creek Addition, Northwest ¼, Section 33, Township 100 North, Range 50 West of the 5th P.M., Lincoln County, South Dakota (Parcel ID: 271.11.00.A200).

Jen Cleveland, on behalf of the City Planning office, presented a summary of the Conditional Use Permit for an Amendment to the Whiskey Creek Planned Unit Development to allow a Homeowners Association Community Building (Private Recreational Facility) with lessened setbacks allowing the structure to be seven feet from the rear property lines in this development, in addition to the previously approved standards modifications allowing accessory buildings not to exceed 3,000 square feet. Chad Huwe and Jen Cleveland spoke and answered questions from the Planning Commission. Kelly Nielson was present to speak and answer questions from the Planning Commission.

A motion was made by Commissioner Schipper, seconded by Commissioner Irish, to approve the amendment to the Planned Unit Development as requested. A voice vote was taken. Yeas: Irish, McKenzie, Schipper, Kraft, Bicknase. Nays: None. Motion carried 5-0.

3. Review and Recommendation to the City Council: Plat of Lot 1A and 2A, Block 5, La Valley Business Park Addition and Pre-Annexation Agreement.

Chad Huwe presented a summary of the plat application and pre-annexation agreement.

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

4. Review and Recommendation to the City Council: Plat of Tract 1, Fujimoto's Addition and Pre-Annexation Agreement.

Jen Cleveland presented a summary of the plat application and pre-annexation agreement. She also provided a summary of a meeting conducted with the property owner and intended buyer of the property regarding the intended use of the land (to utilize one building eligibility to build a single-family home) and the City's future land use of the property (Industrial).

Mitch Mergen, with Stockwell Engineering, provided comment that the intended use of this property as residential was in conflict with the future land use maps that the Planning Commission voted to recommend approval of earlier in the evening.

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A motion was made by Commissioner McKenzie, seconded by Commissioner Kraft, to table the plat and pre-annexation agreement. A voice vote was taken. Yeas: Irish, Schipper, Kraft, McKenzie, Bicknase. Nays: None. Motion carried 5-0.

Administrative Reports and Commission Input

1. Building permit reports for May 2024.
Jen Cleveland, on behalf of the City Planning office, presented the issued building permit reports for May 2024.
2. Commission input.
No comments or input were received.
3. Plats filed in May:
 - Lots 15A, 15B, 21A, and 21B, Block 7, Creekside Addition

Adjournment

A motion was made to adjourn at 6:33 p.m. by Commissioner Schipper, seconded by Commissioner McKenzie. A voice vote was taken. Yeas: Irish, McKenzie, Schipper, Kraft, Bicknase. Nays: None. Motion carried 5-0.