

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

2. Roll Call

Commissioners Rob Doyen, Matthew Irish, Collin McKenzie, Jason Schipper, Jon Kraft, and Chairperson Bruce Bicknase were present. Chad Huwe and Jen Cleveland were present on behalf of City Planning & Zoning; City Council Liaison Chris Kindt was also present. The public present was Josh Nielson.

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 Schipper, seconded by Commissioner Doyen, to approve the agenda. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Kraft, Bicknase. Nays: None. Motion carried 6-0.

5. Approval of Minutes

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

Chairperson Bicknase asked if there were any changes to the draft meeting minutes for July 8, 2025. No corrections were presented. A motion was made by Commissioner Kraft, seconded by Commissioner Schipper, to approve the meeting minutes. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Kraft, Bicknase. Nays: None. Motion carried 6-0.

6. Regular Agenda

- a. APPLICATION: Review for approval of a Conditional Use Permit application to allow an additional mini-warehouse structure on 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

Jen Cleveland presented a summary of the application and staff report. Josh Nielson was present on behalf of Just Right Storage to speak and answer questions from the Planning Commission. The floor was opened for public comment. Hearing none, Chairperson Bicknase closed the public hearing.

A motion was made by Commissioner Schipper, seconded by Commissioner Nielsen, to approve the Conditional Use Permit application for an additional third mini-warehouse structure, approximately 60' x 165' (an additional 9900 square feet), 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.

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3. All junk, debris, and other discarded materials shall be promptly removed from the site.
4. The site shall be screened from view along Augustana Avenue with opaque security fencing or landscaping at a minimum of six feet in height.

A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Kraft, Bicknase. Nays: None.
Motion carried 6-0.

7. New Business

No new business was discussed.

8. Old Business

No old business was discussed.

9. Administrative Reports and Commission Input

- a. Commission input.
Commissioner Kraft inquired about what new restaurant was permitted in July.
- b. Building permit reports for July 2025.
Jen Cleveland provided a summary of the June building permit reports. Commissioner Kraft inquired how our building permit valuation data this year compares to last year.
- 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

A motion to adjourn was made at 6:13 p.m. by Commissioner Schipper, seconded by Commissioner Doyen. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Kraft, Bicknase. Nays: None. Motion carried 6-0.

Respectfully Submitted,
Jen Cleveland
City of Harrisburg Planning & Zoning