

**City of Harrisburg Planning Commission
Minutes for January 9, 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 January 9, 2024.

Commissioners Rob Doyen, Matthew Irish, Jason Schipper, Collin McKenzie, and Chairperson Bruce Bicknase were present. Staff members Chad Huwe and Jen Cleveland were also present. Also present were Chris Jacobson, Jeff Pronk, Heather and Steve Schiller, Sue and Gary Harris, and Jon Brown.

Approval of Agenda

Approval of the Meeting Minutes

1. Approve the minutes of the December 12, 2023, meeting.

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

Old Business - None

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 for a conditional use permit to allow a Manufacturing Plant (Concrete) on the property legally described as Tract 18, Industrial Park Addition, NW1/4, Section 36, Township 100 North, Range 50 West (Parcel ID: 270.56.00.1800).

Chairman Bicknase opened the public hearing shortly after 6:00PM. No public comment was received. Therefore, he closed the public hearing.

2. A public hearing has been scheduled for 6:05 p.m. or shortly thereafter to accept public input regarding proposed revisions to Section 6 (Conditional Use Permits) of Chapter 9.02 City of Harrisburg Zoning Regulations.

Chairman Bicknase opened the public hearing shortly after 6:05PM. No public comment was received. Therefore, he closed the public hearing.

3. A public hearing has been scheduled for 6:10 p.m. or shortly thereafter to accept public input regarding proposed revisions to Sections 3.3, 3.4, 3.5, and 5.12. (Keeping of Chickens) of the City of Harrisburg Zoning Regulations.

**City of Harrisburg Planning Commission
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Chairman Bicknase opened the public hearing shortly after 6:05PM. No public comment was received. Therefore, he closed the public hearing.

New Business

4. Consider a conditional use permit to allow a manufacturing plant of concrete on the property legally described as Tract 18, Industrial Park Addition, NW1/4 in Section 36, Township 100 North, Range 50 West (Parcel ID: 270.56.00.1800).

Chad Huwe presented a brief summary of the Conditional Use Permit application. Chris Jacobson was present on behalf of Buffalo Ridge Concrete to speak and answer questions.

A motion was made by Commissioner Doyen, seconded by Commissioner Irish, to approve the Conditional Use Permit. A voice vote was taken. Yeas: Doyen, Irish, Schipper, McKenzie, Bicknase. Nays: None. Motion carried 5-0.

5. Review regarding proposed revisions to Section 6 (Conditional use Permits) of Chapter 9.02 City of Harrisburg Zoning Regulations.

Jen Cleveland presented a brief summary of the Ordinance Amendment. Chad Huwe and Jen Cleveland spoke and answered questions from the Planning Commission.

A Motion was made by Commissioner Schipper, seconded by Commissioner Doyen, to recommend approval of the Ordinance Amendments, as presented, to City Council. A voice vote was taken. Yeas: Doyen, Irish, Schipper, McKenzie, Bicknase. Nays: None. Motion carried 5-0.

6. Review proposed revisions to Sections 3.3, 3.4, 3.5, and 5.12. (Keeping of Chickens) of the City of Harrisburg Zoning Regulations.

Jen Cleveland presented a brief summary of the Ordinance Amendment. Chad Huwe and Jen Cleveland spoke and answered questions from the Planning Commission.

A Motion was made by Commissioner McKenzie, seconded by Commissioner Doyen, to recommend approval of the Ordinance Amendments, as presented, to City Council. A voice vote was taken. Yeas: Doyen, Irish, Schipper, McKenzie, Bicknase. Nays: None. Motion carried 5-0.

7. Review and Recommendation to the City Council: Plat of Tract 3 of Harris Addition and Pre-Annexation Agreement.

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Chad Huwe presented a summary of the plat application and pre-annexation agreement. Gary and Sue Harris, current owners of the property, and Heather and Steve Schiller, intended buyers of the property, were present. Sue Harris commented that one building eligibility would be assigned to the property. Steve Schiller commented that they intended to build their forever home on the property.

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

8. Election of officers for 2024.

Commissioner Doyen made a motion, seconded by Commissioner Schipper, to elect Commissioner Bicknase as Planning Commission Chairman for 2024. A voice vote was taken. Yeas: Doyen, Irish, Schipper, McKenzie, Bicknase. Nays: None. Motion carried 5-0.

Commissioner Doyen made a motion, seconded by Commissioner Irish, to elect Commissioner Schipper as Planning Commission Vice-Chairman for 2024. A voice vote was taken. Yeas: Doyen, Irish, Schipper, McKenzie, Bicknase. Nays: None. Motion carried 5-0.

Administrative Reports and Commission Input

9. Building permit reports for December 2023.

Chad Huwe presented the issued building permit reports and monthly comparison from previous years.

10. Commission input. – None received

11. Plats filed in December:

- Lots 1-12, Block 13 and Lots 1-9, Block 14 of Mills Creek Addition
- Lot 1, Block 12 of Mills Creek Addition

Adjournment

A motion was made to adjourn the meeting at 6:47 p.m. by Commissioner Doyen, seconded by Commissioner Schipper. A voice vote was taken. Yeas: Doyen, Irish, Schipper, McKenzie, Bicknase. Motion carried 5-0.

Respectfully submitted,
Jen Cleveland
Building Services