

City of Harrisburg Planning Commission
Draft Meeting Minutes for May 13, 2025, Meeting at 6:00 P.M.
Heritage Board Room
200 E. Willow Street, Harrisburg, SD

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 May 13, 2025.

2. Roll Call

Commissioners Collin McKenzie, Rob Doyen, 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, City Alderman Pete Wodzinski and City Administrator Amanda Mack were also present. Public present included Tyler Mitzel, Dalton Allen, Doug Allen, Tim Mitzel, Mike Hoffman, Damon Rusk, Rob Kurtenbach, Kyle Kelly, Jason Tjeerdsma, and Toby Brown.

3. Public Comment on Non-Agenda Items

No public comment 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 Nielsen, seconded by Commissioner Schipper, to approve the agenda. A voice vote was taken. Yeas: McKenzie, Doyen, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

5. Approval of Minutes

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

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

6. Regular Agenda

a) APPLICATION: Review and recommendation to City Council an application to rezone the property legally described as Lot 2, Block 3, of Flatiron Crossing Addition from I-1 Light Industrial to GB General Business.

Applicant: Black Dog, LLC

Location: 911 Flatiron Avenue, Parcel # 271.28.03.002

1. Public hearing
2. Commission Action

Chad Huwe presented a summary of the application and staff report. Doug Allen was present 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 recommend approval to City Council. A voice vote was taken. Yeas: McKenzie, Doyen, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

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- b) APPLICATION: Review and recommendation to City Council an application to rezone the property legally described as Lot 12, Block 4, of Sunny Haven Estates from R-2 Low Density Residential to R-1 Single-Family Detached Residential.

Applicant: Shane & Kris Warwick

Location: 537 Brody Court, Parcel # 271.14.04.012

1. Public hearing
2. Commission Action

Chad Huwe presented a summary of the application and staff report. The floor was opened for public comment. Hearing none, Chairperson Bicknase closed the public hearing.

A motion was made by Commissioner Doyen, seconded by Commissioner Nielsen, to recommend approval to City Council. A voice vote was taken. Yeas: McKenzie, Doyen, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

- c) APPLICATION: Review and recommendation to City Council an application to rezone a portion of the SW1/4, except Tract 1 of Oppold Addition, Section 28, Township 100 North, Range 50 West of the 5th Principal Meridian, Harrisburg, Lincoln County, South Dakota from A-1 Agriculture to NR Natural Resource (3.2 acres) and R-2 Low Density Residential (84.2 acres).

Applicant: Artessa, LLC

Location: Parcel ID: 100.50.28.3000

1. Public hearing
2. Commission Action

Chad Huwe presented a summary of the application and staff report. Kyle Kelly, on behalf of Artessa LLC, was present 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 Doyen, seconded by Commissioner Nielsen, to recommend approval to City Council. A voice vote was taken. Yeas: McKenzie, Doyen, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

- d) APPLICATION: Review and recommendation to City Council the preliminary plan for Artessa, LLC.

Applicant: Artessa, LLC

Location: Parcel ID: 100.50.28.3000

1. Public hearing
2. Commission Action

Chad Huwe presented a summary of the application and staff report. Kyle Kelly, on behalf of Artessa LLC, was present to speak and answer questions from the Planning Commission. The floor was opened for public comment. Damon Rusk and Jason Tjeerdsma asked phasing and access questions. Hearing no additional comments from the public, Chairperson Bicknase closed the public hearing.

A motion was made by Commissioner Doyen, seconded by Commissioner Kraft, to recommend approval to City Council. Commissioner Nielsen commented he would like to see phase 2

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include an access point off Louise Avenue. A voice vote was taken. Yeas: McKenzie, Doyen, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

- e) **COMPREHENSIVE PLAN AMENDMENT:** Review and recommendation to City Council an amendment to the Future Land Use Map of the Comprehensive Plan. Requesting Agricultural to Commercial (273rd Street)
1. Public hearing
 2. Commission Action

Chad Huwe presented a summary of the request and staff report. Mike Hoffman was present to speak and answer questions from the Planning Commission. Toby Brown, Planning Director for Lincoln County, was present to answer questions. The floor was opened for public comment. Hearing none, Chairperson Bicknase closed the public hearing.

A motion was made by Commissioner McKenzie, seconded by Commissioner Doyen, to recommend approval to City Council. A voice vote was taken. Yeas: McKenzie, Doyen, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

- f) **COMPREHENSIVE PLAN AMENDMENT:** Review and recommendation to City Council an amendment to the Future Land Use Map of the Comprehensive Plan. Requesting Agricultural to Residential (274th Street).
1. Public hearing
 2. Commission Action

Chad Huwe presented a summary of the request and staff report. Toby Brown, Planning Director for Lincoln County, was present to speak and answer questions regarding the County's rezone process and site history. The floor was opened for public comment. Hearing none, Chairperson Bicknase closed the public hearing.

A motion was made by Commissioner Doyen, seconded by Commissioner Nielsen, to recommend approval to City Council. A voice vote was taken. Yeas: McKenzie, Doyen, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

7. New Business

8. Old Business

9. Administrative Reports and Commission Input

- a. Commission input.
No comment was received.
- b. Building permit reports for April 2025.
Jen Cleveland provided a summary of the April building permit reports.

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c. Plats filed in April 2025

10. Adjournment

A motion to adjourn was made at 7:00 p.m. by Commissioner Doyen, seconded by Commissioner Schipper. A voice vote was taken. Yeas: McKenzie, Doyen, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 6-0.