

**City of Harrisburg Planning Commission
Agenda for December 9, 2025, Meeting at 6:00 P.M.
Showplace Training Center
418 N. Cliff Avenue, Harrisburg, SD 57032**

1. Call to Order

2. Roll Call

3. Public Comment on Non-Agenda Items

4. Approval of Agenda

5. Approval of Minutes

- a. Approval of minutes of December 1, 2025, Planning Commission meeting.

6. Regular Agenda

- a. APPLICATION: Review a Conditional Use Application to allow an automotive repair shop on the property legally described as Lot 4A, Block 6, Dynamic Development Second Addition.

Applicant: Ty Ulmer

Location: Parcel # 270.87.06.004A

- 1. Public hearing
- 2. Commission Action

7. New Business

- a. APPLICATION: Review and recommendation to City Council a Plat Application for legally described as Lot B, Olson's Subdivision of Tract 2, NE1/4, Section 25, T100N, R50W (Proposed Tracts 1 & 2 of Hunhoff's Addition).

Applicant: Lori Hunhoff

Location: Parcel # 100.49.65.E001

- 1. Commission Action

8. Old Business

9. Administrative Reports and Commission Input

- a. Commission input.
 - 1. 2026 Planning Commission Calendar
- b. Building permit reports for November 2025.
- c. Plats filed in November 2025
 - 1. Tract 4A, Dakota Farms Addition

10. Adjournment

Board of Adjustment and Board of Appeals Meetings to following immediately.

City of Harrisburg Planning Commission
Draft Meeting Minutes for December 1, 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 December 1, 2025.

2. Roll Call

Commissioners Rob Doyen, Matthew Irish, Collin McKenzie, Jason Schipper, Jim Nielsen, and Chairperson Bruce Bicknase were present. Heath VonEye and Jennifer Preheim were present on behalf of City Planning & Zoning.

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

5. Approval of Minutes

a. Approval of minutes of September 9, 2025, Planning Commission meeting.

Chairperson Bicknase asked if there were any corrections to the draft meeting minutes for September 9, 2025. No corrections were presented. A motion was made by Commissioner Nielsen, seconded by Commissioner Schipper, to approve the meeting minutes. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

6. Regular Agenda

a. APPLICATION: Review and recommendation to City Council an application to rezone N1/2 NW1/4, Section 34, T100N, R50W (80 acres) from A-1 Agricultural to R-1 Single-Family Detached Residential, R-1C Single-Family Detached Compact, GB General Business, and NR Natural Resources.

Applicant: Black Dog LLC

Location: Parcel # 270.55.74.2000

1. Public hearing
2. Commission Action

Jennifer Preheim presented a brief summary of the application and staff report. Doug Allen was present to speak and answer questions on behalf of Black Dog, LLC. The floor was opened for public comment. Rose VanNieuwenhutzen, Jessica Walter, Beth Baloun, Travis Duncan, Amanda Easterling, and Jimmie Huettl spoke with concerns, questions, and/or in opposition of the rezone. Heath VonEye spoke and answered questions from the Planning Commission and residents present regarding the City subdivision submittal and approval process, the housing study recently conducted, water and sewer availability, traffic, and road paving plans for 272nd Street. Hearing no additional comments, Chairperson Bicknase closed the public hearing.

A motion was made by Commissioner Doyen, seconded by Commissioner Nielsen, to recommend approval to City Council with an amendment to the rezone request to change the zoning on the four lots

City of Harrisburg Planning Commission
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around Dunbar Circle and the lot at Homestead Trail and Andrew Avenue from R-1C to R-1. A roll call vote was taken. Yeas: Doyen, Irish, Schipper, Nielsen, 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 Nielsen inquired about preliminary plan notification process and if revisions/improvements could be made.

b. Building permit reports for September & October 2025.

c. Plats filed in September & October 2025

1. Lot 1A, Block 1, Pederson's Addition
2. Lots 2A, 3A, & 4A, Block 2, Whiskey Creek Addition
3. Lots 32-35, Block 6 and Lots 2-6, Block 9, Mydland Estates Addition
4. Lots 1-6, Block 3, Dynamic Development Second Addition

10. Adjournment

A motion to adjourn was made at 7:30 p.m. by Commissioner Schipper, seconded by Commissioner Nielsen. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

Respectfully Submitted,
Jennifer Preheim



301 E WILLOW STREET • PO BOX 26 • HARRISBURG SD • 57032
PHONE: 605-743-5872

Agenda Item Staff Report

Date: December 9, 2025
To: Planning Commission
From: Planning and Zoning Staff

Agenda Item

Conditional Use Permit to allow an automotive repair facility at 711 Faith Avenue, Harrisburg.

Public Hearing: ☒

Business Item: ☒

Consent Item: ☐

Information

- The applicant is Ty Ulmer.
- The property is zoned GB General Business. Automotive repair facilities require a Conditional Use Permit in the General Business District.
- The applicant is requesting to conduct an automotive repair facility, including operation of an automotive paint booth.

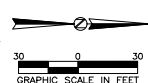
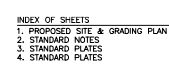
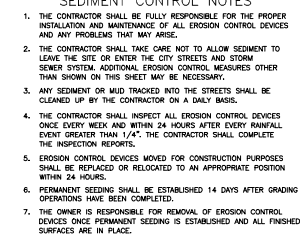
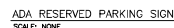
Attachments

Site Plan, Unit layout

Staff Recommendation

Recommended Conditions:

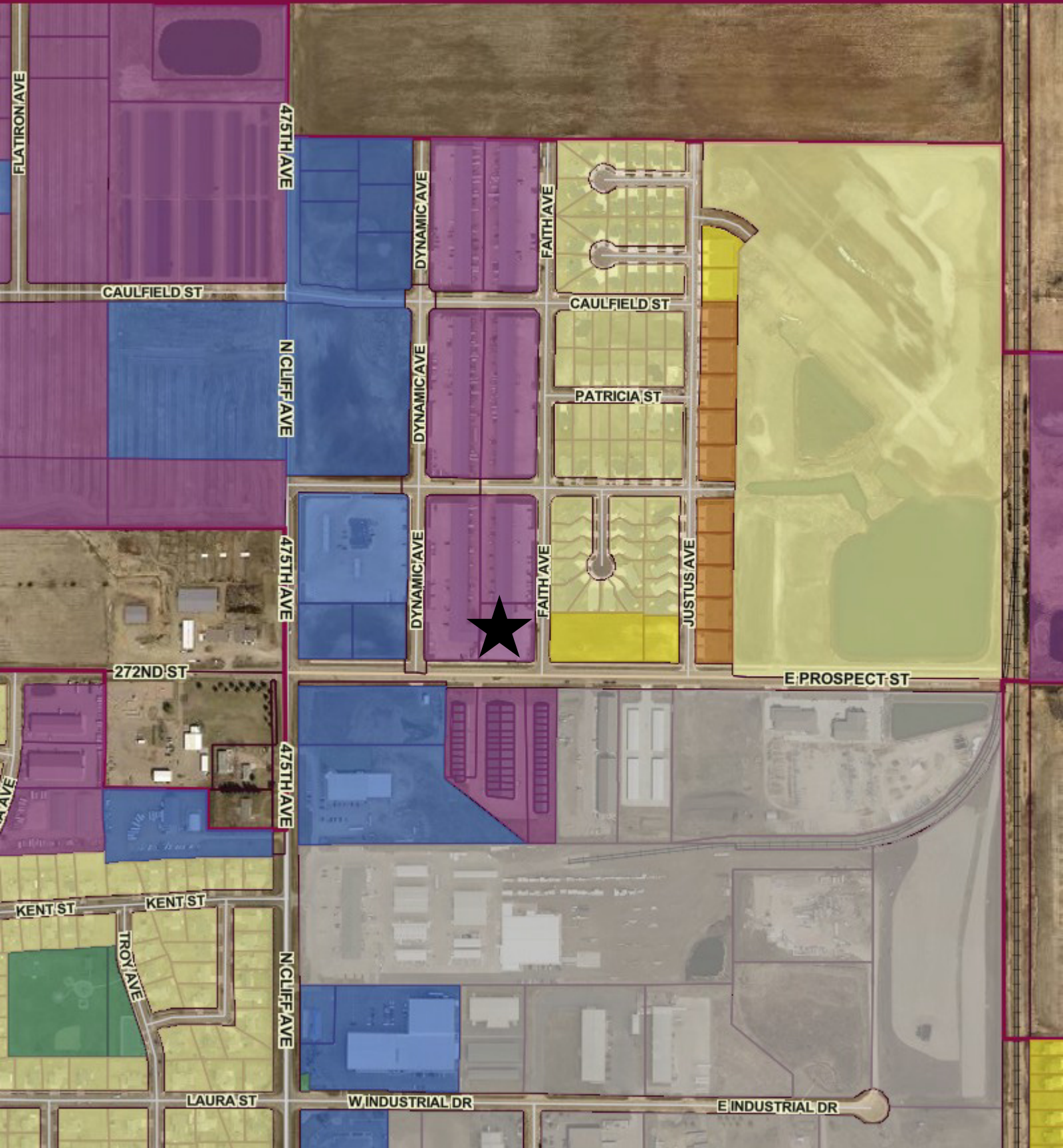
1. This conditional use permit for automotive repair shop shall only apply to 711 Faith Avenue, Harrisburg.
2. All vehicle maintenance, service, or repair shall only take place inside the unit.
3. No motor vehicle in disrepair or waiting to be repaired shall be stored outside.
4. No outside storage of equipment, parts, or materials shall be permitted.
5. All junk, debris, and other discarded items must be promptly removed from the site.
6. All employees and customers shall park on-site and in designated spaces.
7. There shall be no indication of offense noise, odor, smoke, dust, or glare at or beyond the property line.
8. The permit holder is responsible for compliance with all Federal, State, and local rules, regulations, and permitting requirements.



Jeffrey A. Stout
REGISTERED ENGINEER
REGISTRATION NO. 13158

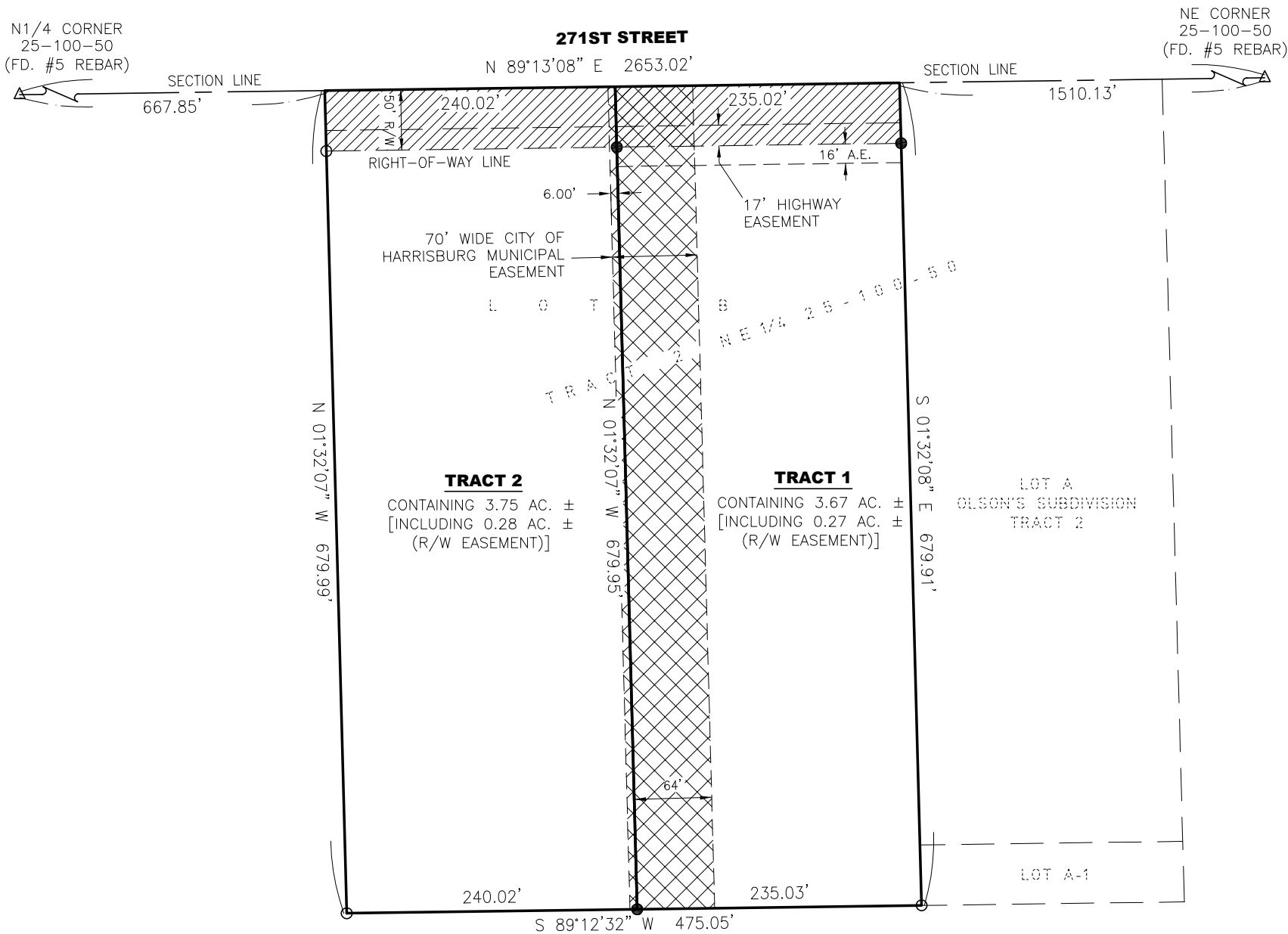
DATE: AUGUST 25, 2022
SCALE: 1" = 30'
DRAWN BY: CBD
JOB NO.: 2022-065

City of Harrisburg GIS



PLAT OF TRACTS 1 AND 2 OF HUNHOFF'S ADDITION

IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 100 NORTH, RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, LINCOLN COUNTY, SOUTH DAKOTA



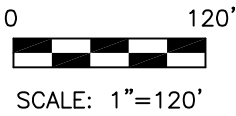
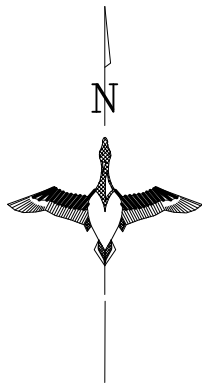
LEGEND:

- SET 5/8" REBAR W/CAP #10141
- FD. MONUMENT
- △ SECTION CORNER (AS NOTED)
- (M) MEASURED DISTANCE
- (R) RECORD INFORMATION
- AC. ACRES
- S.F. SQUARE FEET
- U.E. UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- N.T.S. NOT TO SCALE
- PREVIOUSLY PLATTED LINE
- RIGHT OF WAY LINE

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN ON THE PLAT.



211 E. 14th street, Sioux Falls, SD 57104 | Phone: (605) 339-8901



IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 100 NORTH, RANGE 50 WEST OF THE
5TH PRINCIPAL MERIDIAN, LINCOLN COUNTY, SOUTH DAKOTA

#20-014 JJW

2026 Planning Commission Calendar

January						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February						
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March						
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29	30	31				

April						
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May						
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31						

June						
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July						
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August						
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November						
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29	30					

December						
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27	28	29	30	31		

Holiday

Planning Commission Meeting / Deadline for next meeting

City Council Meeting

City of Harrisburg
Building Permits Issued November 2025

11/4/2025	2025-0296	BAH Properties, LLC	Fence	BD Fencing, LLC	5,000.00	539 Harper Circle	Harrisburg
11/4/2025	2025-0470	Johnke, Jill	Foundation Repair	Groundworks MN, LLC	8,182.73	607 E. Walnut Street	Harrisburg
11/5/2025	2025-0478	Phelan, Jason & Janelle	Fence	Empire Fence	10,530.00	717 Estate Street	Harrisburg
11/5/2025	2025-0472	Harrisburg School District	Moving Permit	Milbank House Movers	-	200 Willow Street	Harrisburg
11/5/2025	2025-0484	Dynamic Development, LLC	Fence	Phillips Construction Services	10,000.00	123 Caulfield Street	Harrisburg
11/5/2025	2025-0489	Mydland Estates, LLC	New Single-Family Home	Gladush, Yuriy	450,000.00	151 Mydland Circle	Harrisburg
11/10/2025	2025-0492	Fowler, Michael & Tasha	Fence	Complete Fence, LLC	12,989.00	430 Andrew Avenue	Harrisburg
11/10/2025	2025-0493	Skarphol, Marne	Fence	Babb Custom Fence	4,000.00	505 Cottonwood Drive	Harrisburg
11/12/2025	2025-0494	VanBuskirk Homes	New Single-Family Home	VanBuskirk Homes	1,145,000.00	171 Village Circle	Harrisburg
11/12/2025	2025-0414	Ricci, Derek & Telia	Fence	Ricci, Derek	2,800.00	700 Chestnut Street	Harrisburg
11/12/2025	2025-0485	White, Jon & Schuyler	Lower-Level Finish	White, Jon	5,000.00	113 Atlantic Circle	Harrisburg
11/13/2025	2025-0490	Nielson Development, LLC	Fence	Nielson Construction, Inc.	6,800.00	625 Serenity Place	Harrisburg
11/17/2025	2025-0499	North Star Builders	New Single-Family Home	North Star Builders	400,000.00	1014 Birch Street	Harrisburg
11/17/2025	2025-0500	North Star Builders	New Single-Family Home	North Star Builders	400,000.00	1016 Birch Street	Harrisburg
11/17/2025	2025-0502	Latusek, Cody	Lower-Level Finish	Latusek, Cody	25,000.00	835 Melissa Avenue	Harrisburg
11/20/2025	2025-0506	Munce, Gregory & Colette	Fence	Acreage Fence Company	9,000.00	105 Caulfield Street	Harrisburg
11/24/2025	2025-0497	Capstone Homes	New Single-Family Home	Capstone Homes	306,400.00	825 Estate Street	Harrisburg
11/24/2025	2025-0498	Capstone Homes	New Single-Family Home	Capstone Homes	310,200.00	925 Estate Street	Harrisburg

City of Harrisburg

Month-by-Month Comparison

	January			February			March			April			May		
	2023	2024	2025	2023	2024	2025	2023	2024	2025	2023	2024	2025	2023	2024	2025
New Homes	1	0	1	1	10	1	2	6	8	16	10	13	9	4	6
Lower-Level Finish	4	5	9	8	5	6	6	3	3	2	6	8	3	7	3
Fence	0	0	2	0	2	0	0	9	7	12	16	17	19	30	11
Non-Residential (Comm/Ind)	3	1	2	0	2	2	2	3	1	0	6	6	2	4	2
Other	0	2	3	5	3	3	16	12	10	52	19	26	71	23	22
Total Permits	8	8	17	14	22	12	26	33	29	82	57	70	104	68	44
Running Total	8	8	17	22	30	29	48	63	58	130	120	128	234	188	172

	June			July			August			September			October		
	2023	2024	2025	2023	2024	2025	2023	2024	2025	2023	2024	2025	2023	2024	2025
New Homes	11	9	7	9	6	6	4	2	11	9	11	15	15	5	11
Lower-Level Finish	2	2	4	2	3	6	5	2	2	2	5	11	1	5	4
Fence	11	14	10	11	10	8	12	11	5	5	14	17	7	6	7
Non-Residential (Comm/Ind)	0	5	4	0	7	1	2	8	13	1	4	2	3	5	8
Other	33	16	18	35	16	20	30	25	2	13	20	17	14	14	10
Total Permits	57	46	43	57	42	41	53	48	33	30	54	62	40	35	40
Running Total	291	234	215	348	276	256	401	324	289	431	378	351	471	413	391

	November			December		
	2023	2024	2025	2023	2024	2025
New Homes	5	5	6	1	0	
Lower-Level Finish	6	1	2	6	2	
Fence	7	7	8	2	2	
Non-Residential (Comm/Ind)	3	4	0	0	3	
Other Permits	15	8	2	5	6	
Total Permits	36	25	18	14	13	0
Running Total	507	438	409	521	451	409

	2024	2025
Total Valuation for November	3,585,589.00	3,110,901.73
Total YTD Valuation	62,912,174.96	50,368,397.23



	Permitted New Homes		
	2023	2024	2025
January	1	0	1
February	1	10	1
March	2	6	8
April	16	10	12
May	9	4	6
June	11	9	7
July	9	6	6
August	4	2	11
September	9	11	11
October	15	5	11
November	5	5	6
December	1	0	
TOTAL	83	68	80

* +1 Multi-Family

* +4 Multi-Family