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 Draft Meeting Minutes for December 1, 2025, Meeting at 6:00 P.M. Showplace Training Center 418 N. Cliff Avenue, Harrisburg, SD 57032

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.

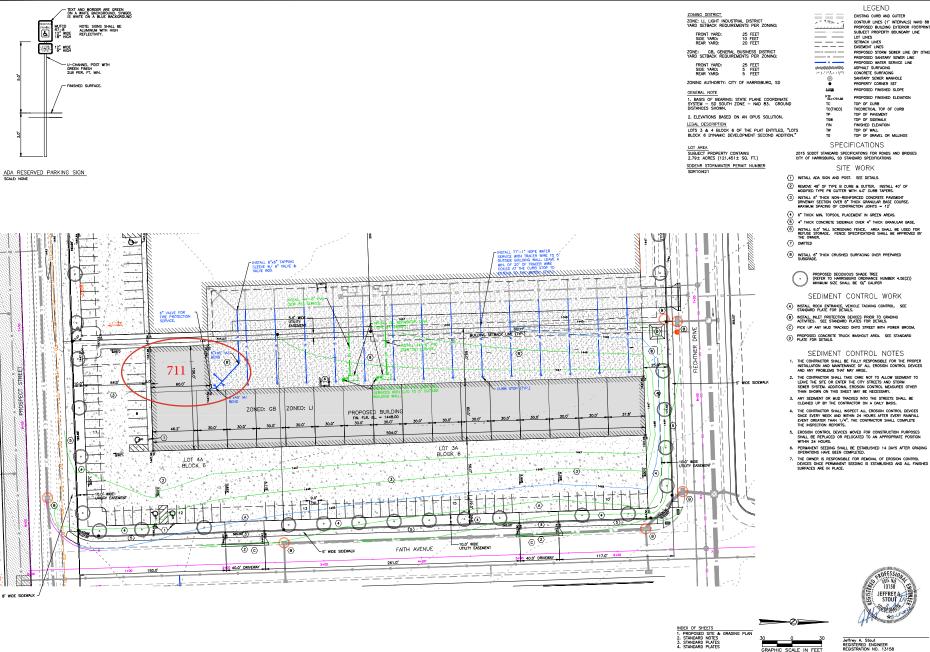
Attachments

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.
- 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.



PACQUEETING COMMITTEE TO COMMIT

CLIFF AVENUE CONTRACTOR SHOPS 3 & 4 BLOCK 6 DYNAMIC DEVELOR HARRISBURG, SOUTH DAKOTA.

GRADING

AND

SITE

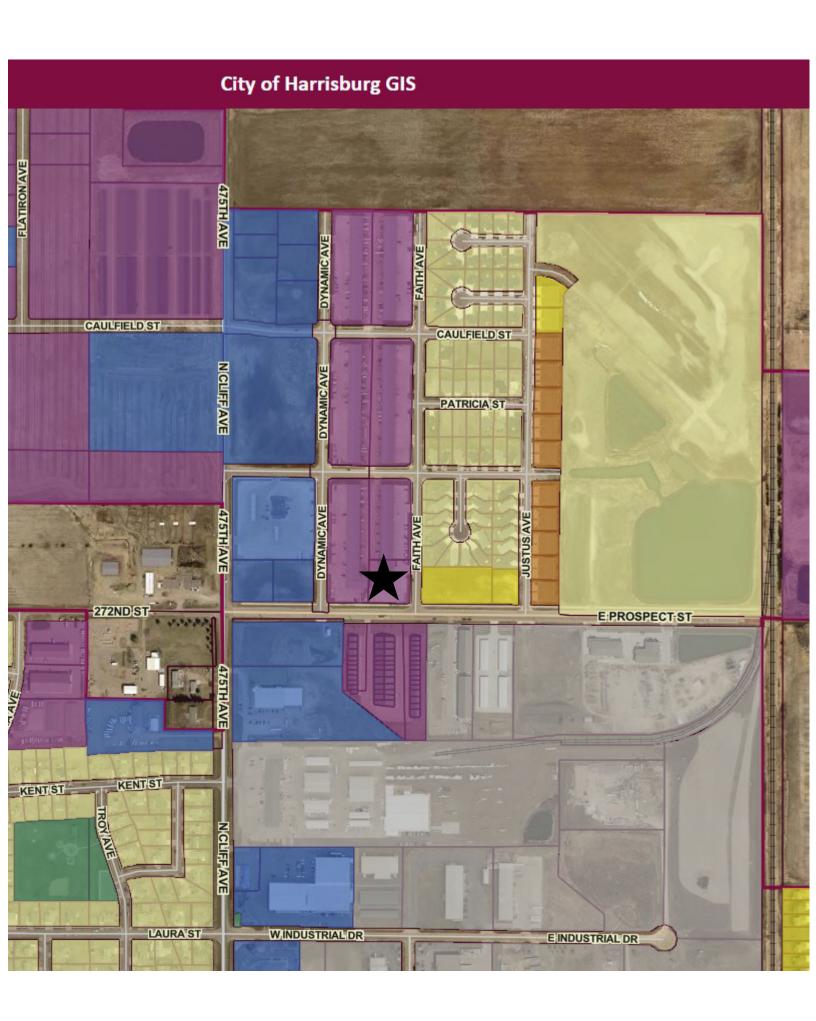
PROPOSED

DATE: AUGUST 25, 2022 SCALE: 1" = 30" DRAWN BY: CBD

JOB NO.: 2022-065

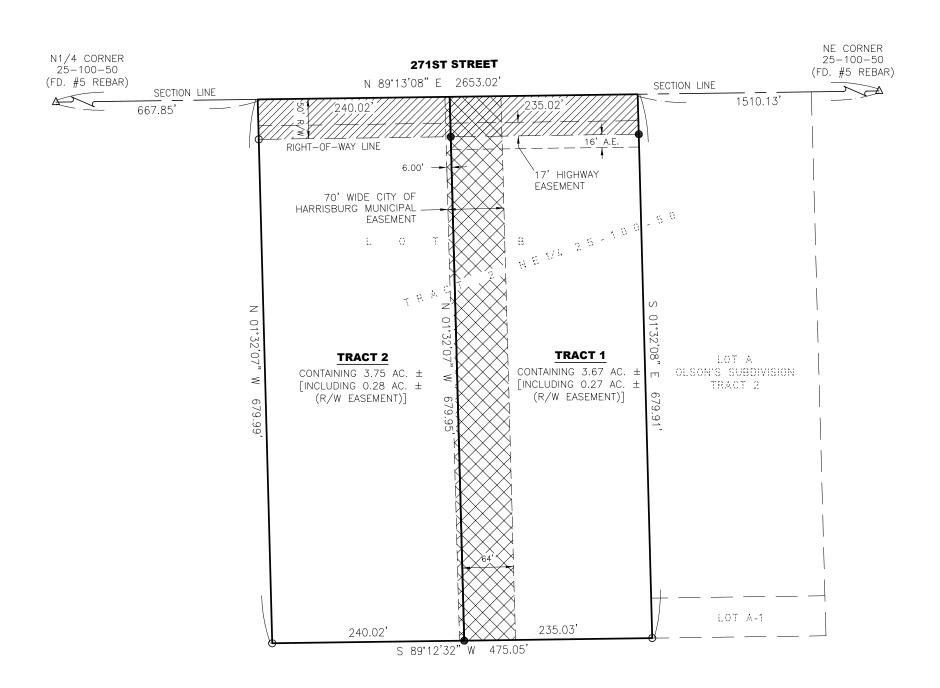
STO

Jeffrey A. Stout REGISTERED ENGINEER REGISTRATION NO. 13158 Asson Engineering Co., In



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
- O FD. MONUMENT
- △ SECTION CORNER (AS NOTED)
- (M) MEASURED DISTANCE
- (R) RECORD INFORMATION
- ÀC. ACRES
- S.F. SQUARE FEET
- U.E. UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- N.T.S. NOT TO SCALE
 - PREVIOUSLY PLATTED LINERIGHT 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



SCALE: 1"=120'



AREA MAP N.T.S.
SECTION 25, T100N, R50W
5TH P.M.

1 OF 2

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

5TH PRINCIPAL MERIDIAN, LINC	COLN COUNTY, SOUTH DAKOTA
SURVEYOR'S CERTIFICATE	LINCOLN COUNTY HIGHWAY AUTHORITY
I, Jeffery C. Schievelbein, a Registered Land Surveyor in the State of South Dakota, do hereby state that I did, on or before this date, survey Lot B of Olson's Subdivision of Part of Tract 2 in the Northeast Quarter of Section 25, Township 100 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota, and platted the same into 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, as shown on the foregoing PLAT. The same shall be known and described as TRACTS 1 AND 2 OF HUNHOFF'S ADDITION IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 100 NORTH, RANGE 50 WEST OF THE	I,(Name),(Title) of the (Agency), do hereby certify that that the location of the proposed access to an abutting subdivision street from the existing public street or highway is hereby approved and any change in the location of said access streets shall require additional approval. By.
5TH PRINCIPAL MERIDIAN, LINCOLN COUNTY, SOUTH DAKOTA. Lincoln County, South Dakota.	TITLE:
represents the same, is true and correct and that it was made at the request of the owners.	CITY PLANNING COMMISSION
represents the same, is true and correct and that it was made at the request of the owners. Dated this day of, 20 Dated this day of, 20	Be it resolved by the Planning Commission of the City of Harrisburg, South Dakota that this plat be approved and that the same be presented to the City Council with the recommendation to adopt said plat. Approved this
	Chairman
Jeffery C. Schievelbein, Registered Land Surveyor No. 10141	City of Harrisburg Planning Commission CITY COUNCIL RESOLUTION
OWNER'S CERTIFICATE	Whereas this Plat has been examined by the City Council of Harrisburg and it appears to
I, the undersigned, do hereby certify that I am the owner of all land included in the above plat and that said plat has been made at my request and in accordance with my instructions for the purposes of transfer, and that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.	the City Council that the system of streets set forth therein conforms to the system of streets of the existing plats of the City, that all provisions of the City's subdivision regulations have been complied with, that all taxes and special assessments upon the tract or subdivision have been fully paid, and that such plat and the survey thereof have been executed according to law.
I hereby dedicate to the public for public use forever the streets, roads and alleys, parks and public grounds, if any, as shown on said Plat, including all sewers, culverts, bridges, water distribution lines, sidewalks, and other improvements on or under the streets, alleys, parks, and public grounds whether such improvements are shown or not. I also hereby grant easements to run with the land for water, drainage, sewer, gas, electric, telephone, or other public utility lines or services under, on, or over those strips of land designated hereon as easements for the purposes of constructing, maintaining, repairing, and	Now therefore, be it resolved by the City Council of Harrisburg, South Dakota that said plat is hereby approved, and the City Finance Officer is hereby directed to endorse on said plat a copy of this resolution and certify the same thereon. Approved this day of, 20
improving said facilities. The owner, their lessees and assignees shall, at their own expense, keep the easement area in good repair and clear of obstructions. No	Mayor City of Harrisburg, South Dakota
improvements of any kind may be erected within an easement which might interfere in any way with the proper maintenance, use, repair, reconstruction, and patrolling of the easement. This covenant shall run with the land.	FINANCE OFFICER CERTIFICATE
I hereby waive any rights of protest to any special assessment program which may be initiated for the purpose of installation of improvements required by the Subdivision Ordinance of the City of Harrisburg.	I,, the duly appointed, qualified and acting Finance Officer of the City of Harrisburg, South Dakota, hereby certify that the certificate of approval is true and correct including the signature thereon, and that any special assessments which are liens upon the land shown in the above Plat, as shown by the records in my office, on this
I do hereby certify that this re—plat will not place any existing lot or building in violation of any applicable ordinance, code, regulation, or law including but not limited to zoning, building, subdivision, and flood prevention.	day of, 20, have been paid in full.
I further certify that this platting of said described 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 does hereby vacate the following platting:	City Finance Officer City of Harrisburg, South Dakota
Lot B of Olson's Subdivision of Part of Tract 2 in the Northeast Quarter of Section 25,	TREASURER
Township 100 North, Range 50 West of the 5th Principal Meridian, Lincoln County, South Dakota,, on file at the office of the Register of Deeds in Book K of plats, Page 45, said plat, hereby vacated, being situated within described 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 as surveyed.	I, the Treasurer of Lincoln County, South Dakota, do hereby certify that all taxes which are liens upon any land shown in the above plat, as shown by the records of my office have been paid in full. Dated this Day of, 20
The easement for ingress/egress shown hereon is a perpetual common unobstructed access for vehicular and pedestrian travel in favor of Tract 2. The owners, their lessees and assignees shall maintain the easement area at their own expense keeping it in good repair and clear of snow and other obstructions. No improvements of any kind may be constructed within the easement area. This covenant shall remain with the land.	TREASURER
	Lincoln County, South Dakota DIRECTOR OF EQUALIZATION
	I, the Director of Equalization of Lincoln County, South Dakota, do hereby certify that a
	copy of the above and foregoing described plat has been filed in my office.
Dated this Day of, 20	Dated this Day of, 20
	DIRECTOR OF EQUALIZATION Lincoln County, South Dakota
Laci A. Uninhaff	REGISTER OF DEEDS
Lori A. Hunhoff	Filed for record this day of, 20, at
State of County of	o'clock,m., and recorded in Book of Plats on Page
On this the day of, 20, before me, the undersigned officer, personally appeared Lori A. Hunhoff, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.	REGISTER OF DEEDS Lincoln County, South Dakota
In witness whereof I hereunto set my hand and official seal.	
Notary Public — State of My Commission Expires:	



2026 Planning Commission Calendar

January									
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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			

					arrisburg		
		January			February		
	2023	2024	2025	2023	2024	2025	2023
New Homes		0	1	1	10	1	2
Lower-Level Finish		5	9	8	5	6	6
Fence		0	2	0	2	0	0
Non-Residential (Comm/Ind)		1	2	0	2	2	2
Other		2	3	5	3	3	16
Total Permits	8	8	17	14	22	12	26
Running Total	8	8	17	22	30	29	48
		June		July			
	2023	2024	2025	2023	2024	2025	2023
New Homes	11	9	7	9	6	6	4
Lower-Level Finish	2	2	4	2	3	6	5
Fence	11	14	10	11	10	8	12
Non-Residential (Comm/Ind)		5	4	0	7	1	2
Other	33	16	18	35	16	20	30
Total Permits	57	46	43	57	42	41	53
Running Total	291	234	215	348	276	256	401
		November			December		
	2023	2024	2025	2023	2024	2025	
New Homes		5	6	1	0		
Lower-Level Finish		1	2	6	2		т
Fence	7	7	8	2	2		ح تيــ
Non-Residential (Comm/Ind)		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	

	<u>2024</u>	2025
Total Valuation for November	3,585,589.00	3,110,901.73
Total YTD Valuation	62 912 174 96	50 368 397 23



March

August

April

September

351	471	413	391				
	Permitted New Homes						
	2023	2024	2025				
January	1	0	1				
February	1	10	1				
March	2	6	8				
April	16	10	12				
May		4	6	l			
June	11	9	7				
July	9	6	6				
August	4	2	11				
September	9	11	11				
October	15	5	11				
November		5	6	l			
December	1	0					
TOTAL	83	68	80	l			

May

October

* +1 Multi-Family

* +4 Multi-Family