

**HARRISBURG PLANNING COMMISSION
APPROVED MINUTES OF THE REGULAR MEETING OF FEBRUARY 22, 2022
HELD AT 6:00 P.M. IN THE CITY HALL CONFERENCE ROOM**

CALL TO ORDER

Chairman Bicknase called the meeting to order at 6:10 p.m.

Members present: Bicknase, Doyen, McKenzie (by speaker phone), and Schipper.
Others present: Kindt, McMahan, Mergen, Savage, and seven others.

APPROVAL OF AGENDA

1. To approve the agenda for the February 22, 2022 regular meeting.

Schipper moved, with Doyen seconding, to approve the agenda as presented. The motion was approved by a unanimous vote.

OLD BUSINESS

2. To approve the minutes of the regular Commission meeting of January 11, 2022.

Schipper moved, with Doyen seconding, to approve the minutes of the January 11, 2022 meeting as presented. The motion was approved by a unanimous vote.

3. Review of an application for a Conditional Use Permit by Great Life to allow outdoor vehicle storage on a graveled parking area on Tract 23 (620 Cliff Ave N) of the Industrial Park Addition.

Representatives of Great Life were present to describe their proposed plan for camper/rv storage on a new graveled parking area east of their building. The area will be fenced and have security cameras and lighting. There are no plans to pave the storage area at this time and it will be available for storage for Great Life members and the public. After discussion, Doyen moved, with Schipper seconding, to approved this Conditional Use Permit with the following conditions:

- A. That this CUP be reviewed annually to review the storage operation to ensure that the conditions of approval are adequate to mitigate the impacts to surrounding properties of the storage operation;
- B. That the approach from Cliff Avenue into this property be widened to 41' and rebuilt to City requirements;
- C. That the parking area be graveled and enclosed by a 6' security fence with security lighting and cameras; and
- D. That measures to control dust, such as use of crushed asphalt on the approach driveway, be applied;

The motion was approved by a unanimous vote.

PUBLIC COMMENT ON NON-AGENDA ITEMS

**HARRISBURG PLANNING COMMISSION
APPROVED MINUTES OF THE REGULAR MEETING OF FEBRUARY 22, 2022
HELD AT 6:00 P.M. IN THE CITY HALL CONFERENCE ROOM**

Representatives from a local sign company were present to discuss a proposal to replace the existing off-premise sign on the Orchard property with a new digital sign that would be compliant with setbacks and no larger than the current sign. The Commission will be discussing revised sign regulations at the March Commission meeting and will consider a sign permit application for this sign at the April Commission meeting.

PUBLIC HEARINGS

4. A Public Hearing was scheduled for 6:15 p.m. to accept public input on a request for a Zoning Amendment by Mark Fiechtner to allow a change of zoning for Lots 19A and 20A of Block 7 of Dynamic Development Addition from GB General Business District to R2 Low Density Residential District.

Chairman Bicknase called the Public Hearing to order at 6:27 p.m. The following public input was offered: The developer of these 2 lots was present to describe his plan to build either an 8-plex apartment building or 4 duplex units on this site if the rezone is approved. Commission members asked several questions about the proposed development. Chairman Bicknase closed the Public Hearing at 6:38 p.m.

NEW BUSINESS

5. Review of a request for a Zoning Amendment by Mark Fiechtner to allow a change of zoning for Lots 19A and 20A of Block 7 of Dynamic Development Addition from GB General Business District to R2 Low Density Residential District.

After review and discussion, Doyen moved, with Schipper seconding, to recommend to City Council to approve this rezone request. The motion was approved by a unanimous vote.

6. Discussion of the draft 2023-2028 Capital Improvement Plan.

Mergen distributed information on proposed projects and discussed them with the Commission. This item will be further discussed at the March Commission meeting.

7. Discussion of the Comprehensive Plan update.

McMahon and Mergen discussed the update with the Commission.

ADMINISTRATIVE REPORTS AND COMMISSION INPUT

8. Building and development activity reports for January, 2022.

McMahon reported that there will be a rezone request on the March agenda to change the zoning from R3 Multi-Family Residential to GB General Business on the north side of Willow Street between Creekside Avenue and Shebal Avenue for a new Quik Trip convenience store.

**HARRISBURG PLANNING COMMISSION
APPROVED MINUTES OF THE REGULAR MEETING OF FEBRUARY 22, 2022
HELD AT 6:00 P.M. IN THE CITY HALL CONFERENCE ROOM**

9. Commission Member input.

ADJOURNMENT

Schipper moved, with Doyen seconding, to adjourn. The motion was approved by a unanimous vote. The Commission meeting adjourned at 8:00 p.m.

Respectfully submitted,

Michael McMahon
Planning & Zoning Administrator