

**City of Harrisburg Planning Commission
Agenda for November 12, 2024, Meeting at 6:00 P.M.
Liberty Elementary Board Room
200 E. Willow Street, Harrisburg, SD**

Call to Order and Roll Call

Approval of Agenda

Approval of the Meeting Minutes

1. Approve the minutes of the October 8, 2024 meeting.

Old Business

Public Comment on Non-Agenda Items

Public Hearings

1. A public hearing has been scheduled for 6:00 p.m. or shortly thereafter to accept public input on a request to rezone the following parcels:
 - a) Rezone Lot 4, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.004) from R-2 Low Density Residential to R-1 Single-Family Detached Residential.
 - b) Rezone Lot 15, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.015) from R-2 Low Density Residential to R-1 Single-Family Detached Residential.
 - c) Rezone Lot 1, Block 3, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.03.001) from R-2 Low Density Residential to R-1 Single-Family Detached Residential.
 - d) Rezone Lot 11, Block 3, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.03.011) from R-2 Low Density Residential to R-1 Single-Family Detached Residential.
2. A public hearing has been scheduled for 6:00 p.m. or shortly thereafter to accept public input regarding an application for a Conditional Use Permit to allow vehicle sales on the property legally described as Lot 1A, Block 5, Dynamic Development First Addition (840 Dynamic Avenue, Harrisburg, SD 57032; Parcel ID: 270.83.05.001A).
3. A public hearing has been scheduled for 6:00 p.m. or shortly thereafter to accept public input regarding revisions to Sections 3, 4, and 8 of the City of Harrisburg Zoning regulations regarding accessory uses and structures.

New Business

1. Review and recommendation to the City Council a request to rezone the following properties as follows:
 - a. Rezone Lot 4, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.004) from R-2 Low Density Residential to R-1 Single-Family Detached Residential.

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- b. Rezone Lot 15, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.015) from R-2 Low Density Residential to R-1 Single-Family Detached Residential.
 - c. Rezone Lot 1, Block 3, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.03.001) from R-2 Low Density Residential to R-1 Single-Family Detached Residential.
 - d. Rezone Lot 11, Block 3, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.03.011) from R-2 Low Density Residential to R-1 Single-Family Detached Residential.
2. Consider an application for a Conditional Use Permit to allow vehicle sales on the property legally described as Lot 1A, Block 5, Dynamic Development First Addition (840 Dynamic Avenue, Harrisburg, SD 57032; Parcel ID: 270.83.05.001A).
 3. Review and recommendation to the City Council the submitted preliminary development plan for Birdie View Addition, legally described as Tract 2 in Paul Alan Addition (Parcel ID# 271.26.00.200).
 4. Bicycle and Pedestrian Master Plan Update – Shaun Murphy Lopez, Toole Design
 5. Review and recommendation to City Council revisions to Sections 3, 4, and 8 of the City of Harrisburg Zoning regulations regarding accessory uses and structures.
 6. Harrisburg Economic Development Corporation Presentation (Bryce Healy & Leap Chear).
 7. 273rd Street Corridor Improvements (Stockwell Engineers).

Administrative Reports and Commission Input

1. Commission input.
2. Building permit reports for October 2024.
3. Plats filed in October 2024
 - Tract 1, Block 7, Tiger Meadows Addition
 - Lot 1 of Outlot 1 of East Harrisburg

Adjournment

City of Harrisburg Planning Commission
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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 October 8, 2024. Commissioners Rob Doyen, Matthew Irish, Collin McKenzie, 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. Public present were Alderman Pete Wodzinski, Brian J. Hitt, Patrick Nerd, Tom & Linda Jones, Eric Sivertsen and Damon & Jen Rusk.

Approval of Agenda

Chairperson Bicknase asked if there were any changes to the meeting agenda. No revisions were presented. A motion was made by Commissioner McKenzie, seconded by Commissioner Nielsen, to approve the agenda. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

Approval of the Meeting Minutes

1. Approve the minutes of the September 10, 2024 meeting.

Chairperson Bicknase asked if there were any changes to the meeting minutes of September 10, 2024, meeting minutes. No revisions were presented. A motion was made by Commissioner Nielsen, seconded by Commissioner Doyen, to approve the meeting minutes. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

Old Business

1. Review proposed revisions to Sections 3, 4, and 8 of the City of Harrisburg Zoning regulations regarding accessory uses and structures.

Jen Cleveland presented revisions to the draft regarding proposed revisions to the Zoning Regulations regarding accessory uses, structures, and buildings and engaged the Planning Commission in a brief discussion. No action was taken.

Public Comment on Non-Agenda Items

Jen Cleveland, on behalf of Harrisburg Planning, read a letter received from Jason Tjeerdsma, of 47157 S Clubhouse Road. Damon and Jennifer Rusk, of 47155 Clubhouse Road, spoke in opposition to the rezone application submitted for Tract 2 Paul Alan Addition heard by the Planning Commission at the September 10, 2024 meeting. Commissioner Schipper responded that he had asked Planning staff if the Planning office had received any correspondence regarding the rezone application prior to the meeting and at that time, they had not.

Public Hearings

1. A public hearing has been scheduled for 6:00 p.m. or shortly thereafter to accept public input on a request to rezone on the property legally described as Tract 1, Hitt Addition, (parcel 271.13.00.100) from R-1 Single-Family Detached Residential District to GB General Business District.

Chairperson Bicknase opened the public hearing at 6:30 p.m. No public comment was received.

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2. A public hearing has been scheduled for 6:00 p.m. or shortly thereafter to accept public input on a request to rezone the following parcels:
- a) Rezone Lot 8, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.008) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
 - b) Rezone Lot 10, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.010) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
 - c) Rezone Lot 11, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.011) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
 - d) Rezone Lot 2, Block 3, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.03.002) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
 - e) Rezone Lot 3, Block 3, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.03.003) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
 - f) Rezone Lot 7, Block 3, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.03.007) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
 - g) Rezone Lot 3, Block 4, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.04.003) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
 - h) Rezone Lot 4, Block 4, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.04.004) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
 - i) Rezone Lot 5, Block 4, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.004) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
 - j) Rezone Lot 4, Block 6, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.06.004) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).

Chairperson Bicknase opened the public hearing at 6:30 p.m. No public comment was received.

3. 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 an off-premises digital freestanding sign (requesting 242 square feet) on the property legally described as Lot 1 in Tract 2, Country Corner Orchard Addition, (27249 SD Hwy 115, Harrisburg).

Chairperson Bicknase opened the public hearing at 6:31 p.m. No public comment was received; therefore, Chairperson Bicknase closed the public hearings at 6:32 p.m.

New Business

1. Review and recommendation to the City Council a request to rezone the property legally described as Tract 1, Hitt Addition, (parcel 271.13.00.100) from R-1 Single-Family Detached Residential District to GB General Business District.

Chad Huwe presented a summary of the application. Brian J. Hitt was present to speak and answer questions from the Planning Commission. After extensive dialog, Commissioner Schipper made a motion, seconded by Commissioner Nielsen, to recommend approval of the application to the City Council. A voice vote was taken. Yeas: None. Nays: Doyen, Irish, McKenzie, Schipper, Kraft, Nielsen, Bicknase. Motion failed 0-7.

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2. Review and recommendation to the City Council a request to rezone the following properties as follows:
 - a. Rezone Lot 8, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.008) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
 - b. Rezone Lot 10, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.010) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
 - c. Rezone Lot 11, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.011) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
 - d. Rezone Lot 2, Block 3, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.03.002) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
 - e. Rezone Lot 3, Block 3, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.03.003) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
 - f. Rezone Lot 7, Block 3, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.03.007) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
 - g. Rezone Lot 3, Block 4, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.04.003) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
 - h. Rezone Lot 4, Block 4, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.04.004) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
 - i. Rezone Lot 5, Block 4, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.04.004) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
 - j. Rezone Lot 4, Block 6, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.06.004) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).

Chad Huwe presented a summary of the applications being forwarded by the Planning office. Commissioner Doyen made a motion, seconded by Commissioner Nielsen, to recommend approval of the applications to City Council. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

3. Consider a Conditional Use Permit to allow an off-premises digital freestanding sign (requesting 242 square feet) on the property legally described as Lot 1 in Tract 2, Country Corner Orchard Addition, (27249 SD Hwy 115, Harrisburg).

Jen Cleveland presented the application and submittals. Eric Sivertsen, on behalf of Cyclops Media, was present to speak and answer questions from the Planning Commission. Extensive conversation was had regarding signs, application processing and procedure, sign placement, and setback requirements.

Commissioner McKenzie made a motion, seconded by Commissioner Doyen, to approve the Conditional Use Permit for the proposed 11' x 22' two-faced digital freestanding off-premises sign. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Nielsen, Bicknase. Nays: Kraft. Motion carried 6-1.

4. Review and recommendation to the City Council the petitioned annexation of W196.5' of E361.5' of S221.68' & Part of Tract 1, SE14 SE1/4, Section 34-T100N-R50W (Parcel ID# 100.49.74.4042).

Chad Huwe presented the voluntary petition of annexation received for the subject property.

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A motion was made by Commissioner Doyen, seconded by Commissioner Nielsen, to recommend approval of the annexation request to the City Council. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

Administrative Reports and Commission Input

1. Commission input.

Commissioner Nielsen inquired about increasing sign sizes. Commissioner Schipper briefly spoke regarding a Harrisburg Vision Community he had been a part of previously and questioned if that vision for Harrisburg had changed.

2. Building permit reports for September 2024.

Jen Cleveland presented the issued permit reports for September 2024.

3. Plats filed in September 2024

- Tract 1 of Roths Addition
- Lots 3-6, Block 1; Lots 1-5, Block 4; Lots 1-5, Block 5, Twin Creeks Addition

Adjournment

A motion to adjourn was made at 7:45 p.m. by Commissioner Schipper, seconded by Commissioner Doyen. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 7-0.



301 E WILLOW STREET • PO BOX 26 • HARRISBURG SD • 57032
PHONE: 605-743-5872 • FAX: 605-743-2831

Agenda Item Staff Report

Date: November 12, 2024
To: Planning Commission
From: Planning and Zoning

Agenda Item:

Consider a request to rezone 4 lots in the Sunny Haven Addition Residential – Low Density (R-2) to Residential – Single Family Detached (R-1).

Information:

- These lots were originally zoned R-2.
- The City's annual street maintenance and stormwater drainage fees are calculated based on zoning.
- Rezoning these lots will reduce the property owners' annual fees.

Attachments:

Applications
Public Hearing Notice

Staff Recommendation:

Approve and recommend approval to the city council.



Zoning Amendment Application

Application Date: 10-23-24 502 Andrew
Legal Description: Sunny Haven Estates Lot 4 Block 2
Property size (acres): _____
Current Zoning District: R2
Proposed Zoning District: R1
Purpose/Reason for zoning change request: Reduce fees

Planning and Zoning
301 E. Willow Street
Harrisburg, SD 57032
buildingservices@harrisburgsd.gov



Applicant Name: Tom & Kim Leif
Mailing Address: 502 Andrew Ave.
City/State/Zip: Harrisburg, SD 57032
Phone: 712-420-2229 Email: Kleif86@gmail.com
Applicant Signature Kim Leif Date 10-23-24

Property Owner: _____
Mailing Address: _____
City/State/Zip: Same
Phone: _____ Email: _____

I/we hereby petition to change the zoning classification of the property.

Legal Description: Sunny Haven Estates Lot 4 Block 2
Property Owner Signature Kim Leif Date 10-23-24

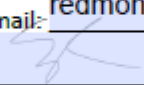
Please submit completed application, detailed plans, and non-refundable fee payment to City Hall,
301 E. Willow Street, Harrisburg, SD 57032



Zoning Amendment Application

Application Date: 9/30/24
 Legal Description: 406 Brody Ct
 Property size (acres): .81
 Current Zoning District: Not sure
 Proposed Zoning District: Not Sure
 Purpose/Reason for zoning change request: We are zoned multi family in and single family area

Planning and Zoning
 301 E. Willow Street
 Harrisburg, SD 57032
buildingservices@harrisburgsd.gov

Applicant Name: Soencer Redmond
 Mailing Address: 406 Brody Ct
 City/State/Zip: Harrisburg SD 57032
 Phone: 605 759-3661 Email: redmondspencer@hotmail.com
 Applicant Signature:  Date: 9-30-24

Property Owner: Spencer Redmond
 Mailing Address: 406 Brody Ct
 City/State/Zip: Harrisburg SD 57032
 Phone: (605) 759-3661 Email: redmondspencer@hotmail.com

I/we hereby petition to change the zoning classification of the property.

Legal Description: 406 Brody Ct
 Property Owner Signature:  Date: 9-30-24

Please submit completed application, detailed plans, and non-refundable fee payment to City Hall,
 301 E. Willow Street, Harrisburg, SD 57032



Zoning Amendment Application

Application Date: 10/3/2024
Legal Description: 431 Brody Court
Property size (acres): .44
Current Zoning District: R2
Proposed Zoning District: R1

Planning and Zoning
301 E. Willow Street
Harrisburg, SD 57032
buildingservices@harrisburgsd.gov

Purpose/Reason for zoning change request: Single family Detached zoning
Street maint / stormwater fee savings

Applicant Name: Randall Oppold
Mailing Address: 7109 S. Garden Ct
City/State/Zip: Sioux Falls SD 57108
Phone: 605 261 0475 Email: roppold7@gmail.com
Applicant Signature _____ Date 10/3/2024

Property Owner: Shawn Oppold
Mailing Address: _____
City/State/Zip: _____
Phone: 605 553 8013 Email: shawn Oppold@gmail.com

I/we hereby petition to change the zoning classification of the property.

Legal Description: 431 Brody Ct, Sunny Haven Development
Harrisburg SD 57032
Property Owner Signature Shawn Oppold Date 10/3/24

Please submit completed application, detailed plans, and non-refundable fee payment to City Hall,
301 E. Willow Street, Harrisburg, SD 57032



Zoning Amendment Application

Application Date: 9-30-24

Legal Description: Sunny Haven Estates Lot 11 Block 3

Property size (acres): 0.35 acres

Current Zoning District: R2

Proposed Zoning District: R1

Purpose/Reason for zoning change request: reduce annual fees

Planning and Zoning
301 E. Willow Street
Harrisburg, SD 57032
buildingservices@harrisburgsd.gov

RECEIVED
9/30/2024

Applicant Name: Aleisha Holm

Mailing Address: 426 Dale Ave

City/State/Zip: Harrisburg SD 57032

Phone: 605 521 4570 Email: aleishaholm@gmail.com

Applicant Signature [Signature] Date 9-30-24

Property Owner: (same)

Mailing Address: _____

City/State/Zip: _____

Phone: _____ Email: _____

I/we hereby petition to change the zoning classification of the property.

Legal Description: Sunny Haven Estates Lot 11 Block 3

Property Owner Signature [Signature] Date 9-30-24

Please submit completed application, detailed plans, and non-refundable fee payment to City Hall,
301 E. Willow Street, Harrisburg, SD 57032



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PHONE: 605-743-5872

Agenda Item Staff Report

Date: November 12, 2024
To: Planning Commission
From: Chad Huwe

**Agenda Item:
Conditional Use Permit for Vehicle Sales for Tow 24**

Information:

- The applicant is Mark Fiechtner with TOW 24 LLC.
- The applicant has applied for a conditional use permit for vehicle sales in an existing building at 840 Dynamic Avenue.
- The existing structure was permitted as a Contractor Shop and Certificate of Occupancy issued June 30, 2019 for S-2 Occupancy: Low Hazard Storage.
- The property is zoned light industrial and vehicle sales is a conditional use in this zoning district.

The following is from the Zoning Ordinance:

5.24 VEHICLE SALES OR RENTAL ESTABLISHMENTS. Vehicle sales or rental establishments shall comply with the following use-specific standards:

- A. All servicing, repair, and/or refinishing shall be conducted within a completely enclosed building.
- B. Sale of automobile parts shall be permitted provided such parts shall be stored within a completely enclosed building.
- C. No automobile shall be stored or dismantled on the site for the purpose of selling used parts.
- D. Buildings housing accessory uses such as body work, frame straightening, or other heavy repair activities shall be set back one hundred feet from residentially zoned parcels. All such work shall be performed completely within an enclosed building.
- E. Any areas used for outdoor storage of materials or inoperable vehicles will be adequately shielded from view by fencing, walls, or landscaping; and



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PHONE: 605-743-5872

- F. Sites used for outdoor sales and rental of automobiles, recreational vehicles, and mobile homes shall include at least one permanent building for use as an office and which shall include permanent restroom facilities.
- G. Establishments shall be screened from adjoining residential properties.
- H. Establishments shall take access from City collector or arterial streets and no access shall be allowed onto adjoining local streets. **Access if off Dynamic Avenue, which is a local street. This portion of Dynamic Avenue is used for light industrial and general businesses.**
- I. Outdoor vehicle storage or display areas shall be paved unless the Planning Commission first grants a waiver from this paving requirement. Such a waiver cannot exceed a period of three years but may be renewed by the Planning Commission. **The parking lot is concrete.**
- J. Lighting of outdoor vehicle storage or display areas must be directed solely at the parking area. **There is no lighting in the parking lot.**
- K. The Commission must approve a site plan for the establishment as part of the CUP approval. **A site plan is attached.**
- L. A minimum of five paved parking stalls for customer and employee use, in addition to one parking stall for each vehicle offered for sale or rental, must be provided as the minimum off-street parking requirement for the establishment. In cases where the establishment shares a lot or parking area with other business, industrial, or residential establishments or uses, the minimum off-street parking stall requirements for those other establishments or uses cannot be used for the sale or rental of the establishment's vehicles. **The applicant provides a total of twelve parking stalls, five for customers and employees and seven for vehicles for sale.**

Attachments:

Conditional Use Application
Site Plan

Staff Recommendation:

- The existing building was permitted for contractor shops and was issued S-2 Occupancy, Low Hazard Storage. Vehicle sales does not fall under the category of S-2 Occupancy. Therefore, the subject request involves a change of occupancy, which would need to comply with the International Existing Building Code for "Change of Occupancy".



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PHONE: 605-743-5872

- Sites used for outdoor sales and rental of automobiles, recreational vehicles, and mobile homes shall include at least one permanent building for use as an office and which shall include permanent restroom facilities. The applicant has stated there are permanent restroom facilities, but the city does not have plans or building permit for this address to finish the interior.

If the Planning Commission were to approve this request, staff would recommend the following conditions:

1. This Conditional Use Permit is approved solely for 840 Dynamic Avenue for the sale of automobiles only.
2. The property shall be maintained in a neat and orderly manner. All parking, including parking of display vehicles, shall conform to the approved site plan.
3. Automobile service, repair, refinishing, body work, and/or painting shall not be permitted.
4. Dismantling or crushing of vehicles is prohibited.
5. Storage of unlicensed or inoperable vehicles is prohibited.
6. On-site lighting for display and parking areas shall be provided and meet the standards of Section 4.3 of the Harrisburg Zoning Regulations. All on-site lighting shall be hooded and downturned to prevent shining or glaring into adjacent properties or public right-of-way.
7. Prior to the commencement of vehicle sales or display, an application for a change of occupancy shall be approved by Harrisburg Building Services and all necessary changes are made to comply with the International Existing Building Code.
8. Prior to the commencement of vehicle sales or display, Harrisburg Building Services inspect the interior of the unit to determine if the unit complies with all applicable codes.

2024-0478



**City of Harrisburg
Planning Services**

301 E. Willow St. Harrisburg, SD 57032
Phone: 605-743-5872

**CONDITIONAL
USE PERMIT
APPLICATION**

Application Date: 10-17-24

Applicant Name: TOW 24

Mailing Address: 840 DYNAMIC AVE

City/State/Zip: HARRISBURG SD 57032

Phone: 605-520-1773 Email: mark@jechthor@gmail.com

Property Owner Name: (if different) CLIFF AVENUE CONTRACTOR EMPLOYEES

Property Owner's Mailing Address: 840 DYNAMIC AVE

City/State/Zip: HARRISBURG SD 57032

RECEIVED
10/18/2024

Property Address or Legal description of the property: _____

Current zoning of the property: INDUSTRIAL

Type of use requested: CAR DEALER LOCATION. THIS IS NECESSARY FOR OUR YOUNG

BUSINESS TO SELL ABANDONED CARS. THIS IS MANDATED AND HAS BEEN DISCUSSED
IN ADVANCE WITH SD DEPT OF REV CAR DEALER DIVISION.

This Application form must be accompanied by:

- A non-refundable application fee of \$300.00
- Detailed site plan
- Any other pertinent or requested information regarding the request

I/we hereby certify that the information I have provided is accurate and correct.

[Signature]
Applicant's signature

10-17-24
Date

[Signature]
Property Owner's signature

10-17-24
Date

Please submit completed application, detailed plans, and non-refundable fee payment to City Hall or via email to: buildingservices@harrisburgsd.gov

FOR CITY USE ONLY

Date received: _____ Permit # _____ Hearing Date: _____

7-21-2024
 88-1-10-24-24
 2024-10-24
 2024-10-24
 2024-10-24



NORTH →

SCALE: 1"=30'

LEGAL:
DYNAMIC DEVELOPMENT
LOT 1 BLOCK 5

TOW 24 DEALER LOCATION

CALIFED ST

SAID STREET

20' SETBACK

20' SETBACK

16' H SIDEWALK
 ONE STORY BUILDING

← 578' →

↑ 66' ↓

← 7 SPOTS
 9' WIDE EACH

↑ 75' CONCRETE
 PARKING LOT

MAPLE TREES FOR SCREENING

25' BULLEARD
 LANDSCAPED
 W 5' SIDEWALK

PROPOSED SITE AND CONCEPT PLAN



1. ALL PROPOSED BUILDINGS SHALL BE CONFORM TO THE MINIMUM REQUIREMENTS OF THE CITY OF LOS ANGELES ZONING ORDINANCE, CHAPTER 17.01, AND THE CITY OF LOS ANGELES DEVELOPMENTAL ORDINANCE, CHAPTER 17.02.

2. ALL PROPOSED BUILDINGS SHALL BE CONFORM TO THE MINIMUM REQUIREMENTS OF THE CITY OF LOS ANGELES ZONING ORDINANCE, CHAPTER 17.01, AND THE CITY OF LOS ANGELES DEVELOPMENTAL ORDINANCE, CHAPTER 17.02.

3. ALL PROPOSED BUILDINGS SHALL BE CONFORM TO THE MINIMUM REQUIREMENTS OF THE CITY OF LOS ANGELES ZONING ORDINANCE, CHAPTER 17.01, AND THE CITY OF LOS ANGELES DEVELOPMENTAL ORDINANCE, CHAPTER 17.02.

4. ALL PROPOSED BUILDINGS SHALL BE CONFORM TO THE MINIMUM REQUIREMENTS OF THE CITY OF LOS ANGELES ZONING ORDINANCE, CHAPTER 17.01, AND THE CITY OF LOS ANGELES DEVELOPMENTAL ORDINANCE, CHAPTER 17.02.

5. ALL PROPOSED BUILDINGS SHALL BE CONFORM TO THE MINIMUM REQUIREMENTS OF THE CITY OF LOS ANGELES ZONING ORDINANCE, CHAPTER 17.01, AND THE CITY OF LOS ANGELES DEVELOPMENTAL ORDINANCE, CHAPTER 17.02.

6. ALL PROPOSED BUILDINGS SHALL BE CONFORM TO THE MINIMUM REQUIREMENTS OF THE CITY OF LOS ANGELES ZONING ORDINANCE, CHAPTER 17.01, AND THE CITY OF LOS ANGELES DEVELOPMENTAL ORDINANCE, CHAPTER 17.02.

7. ALL PROPOSED BUILDINGS SHALL BE CONFORM TO THE MINIMUM REQUIREMENTS OF THE CITY OF LOS ANGELES ZONING ORDINANCE, CHAPTER 17.01, AND THE CITY OF LOS ANGELES DEVELOPMENTAL ORDINANCE, CHAPTER 17.02.

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DATE OF THIS PLAN: 10/24/24
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN
 SHEET NO. 1 OF 1
 PROJECT NO. 24-0000-0000-0000-0000
 CLIENT: [Name]
 ADDRESS: [Address]
 CITY: [City]
 STATE: [State]
 ZIP: [ZIP]

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	10/24/24
2	FINAL PLAN	10/24/24



September 20, 2024

via email

Mayor Derrick Wenck
Norman Engineering & Surveying
mayorwenck@harrisburgsd.gov

04_24058 | SEI No.
Preliminary Plan | Encl
Aaron Norman, Norman Engineering | Cc
Chad Huwe, Stockwell Engineers | Cc
Mitch Mergen, Stockwell Engineers | Cc

Re: Preliminary Plan Review
Birdie View Addition

Dear Mayor Wenck:

Enclosed please find a preliminary plan prepared by an Engineer licensed and in good standing with the State of South Dakota. Stockwell Engineers reviewed and provided comments as a courtesy to aid the applicant in preparing its submittals. Compliance with state and local ordinances or other governing agencies is the responsibility of the applicant and its agents. Copies of the City's subdivision regulations, design standards and local ordinances are available at City Hall for the applicant's reference. The Engineer of record is responsible to ensure the submittals uphold the City's and all other governing agency's requirements in full.

The Engineer addressed our comments to our satisfaction. We have no further comments and offer our recommendation to accept the preliminary plan as an accompaniment to the Developer's application. Prior to approval, the developer shall submit CAD drawings to our office for staff's use. If there are questions regarding our correspondence, please contact our office.

Respectfully submitted,

STOCKWELL ENGINEERS, INC.



Ross Kuchta, PE
Project Engineer

August 30, 2024

via email

Aaron Norman
Norman Engineering & Surveying
aaron@normanengineeringinc.com

04_24058 | SEI No.
Preliminary Plan | Encl
Andrew Pietrus, City of Harrisburg | Cc
Chad Huwe, Stockwell Engineers | Cc
Mitch Mergen, Stockwell Engineers | Cc

Re: Preliminary Plan Review
Birdie View Addition

Dear Mr. Norman:

Stockwell Engineers, Inc. reviewed the enclosed Preliminary Plan for the abovementioned project. Our review is for general conformance with city standards and to represent the general interest of our Client, the City of Harrisburg. Comments are provided as a courtesy to aid the applicant in preparing submittals. Compliance with state and local ordinances or other governing agencies is the responsibility of the applicant and its agents. Copies of the City's subdivision regulations, design standards and local ordinances are available at City Hall for your reference. As the Engineer of record, you are responsible for ensuring your submittals uphold the City's and all other governing agency's requirements in full. The following are our comments.

General Notes

1. Revise the notes under "Exceptions for City Reimbursement" to reference Resolution No. 2019-16, a resolution Establishing Oversizing Reimbursement. **Note has been added**

Lot Layout

2. Add a watermain easement in Lot 1 of Block 1 for the proposed connection to the existing Lincoln County Rural Water Main. **Easement has been added.**
3. Design Standard 3.3.4 requires 10-ft private utility easements along all right-of-way frontages and rear yards. Revise keynote #2 on all sheets in the section to include the rear yard easements. **Note has been added.**
4. Add a 20-ft wide lot between residential lots in Block 1, to be dedicated to the City, to establish pedestrian access between sidewalk on the north side of Dryvers Street and the Harrisburg Elementary School.
The developer is requesting that easement requirement be waived. The school will have approximately 325 LF of frontage available along the north side of Dryver Street to connect sidewalk access to. This frontage is located at the proposed school access re-alignment location.

Please make the appropriate revisions to address these comments and resubmit your plan to our office for final approval. With your submittal, please include a written response addressing each individual comment and describing any other revisions that might occur.

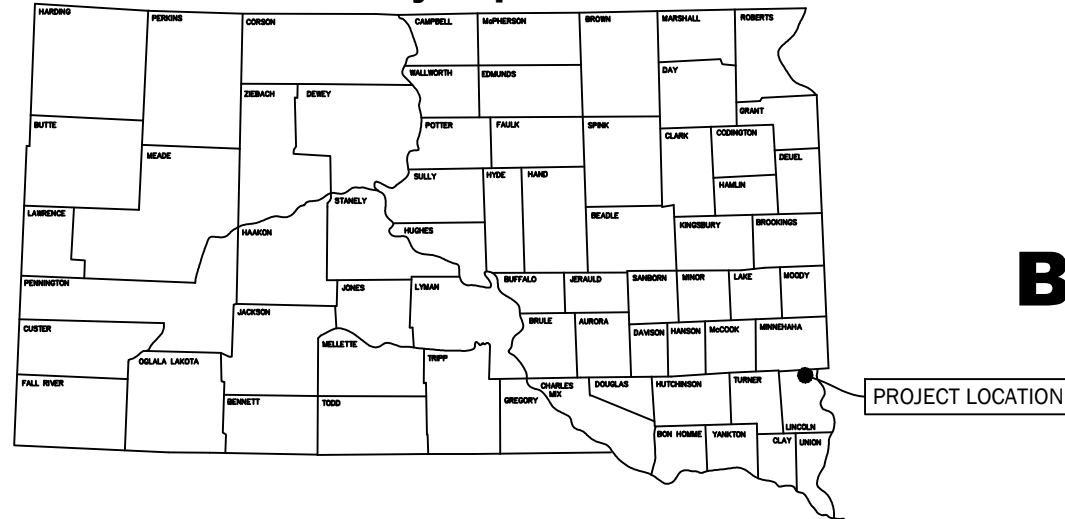
Respectfully submitted,

STOCKWELL ENGINEERS, INC.



Ross Kuchta, PE
Project Engineer

Vicinity Map 



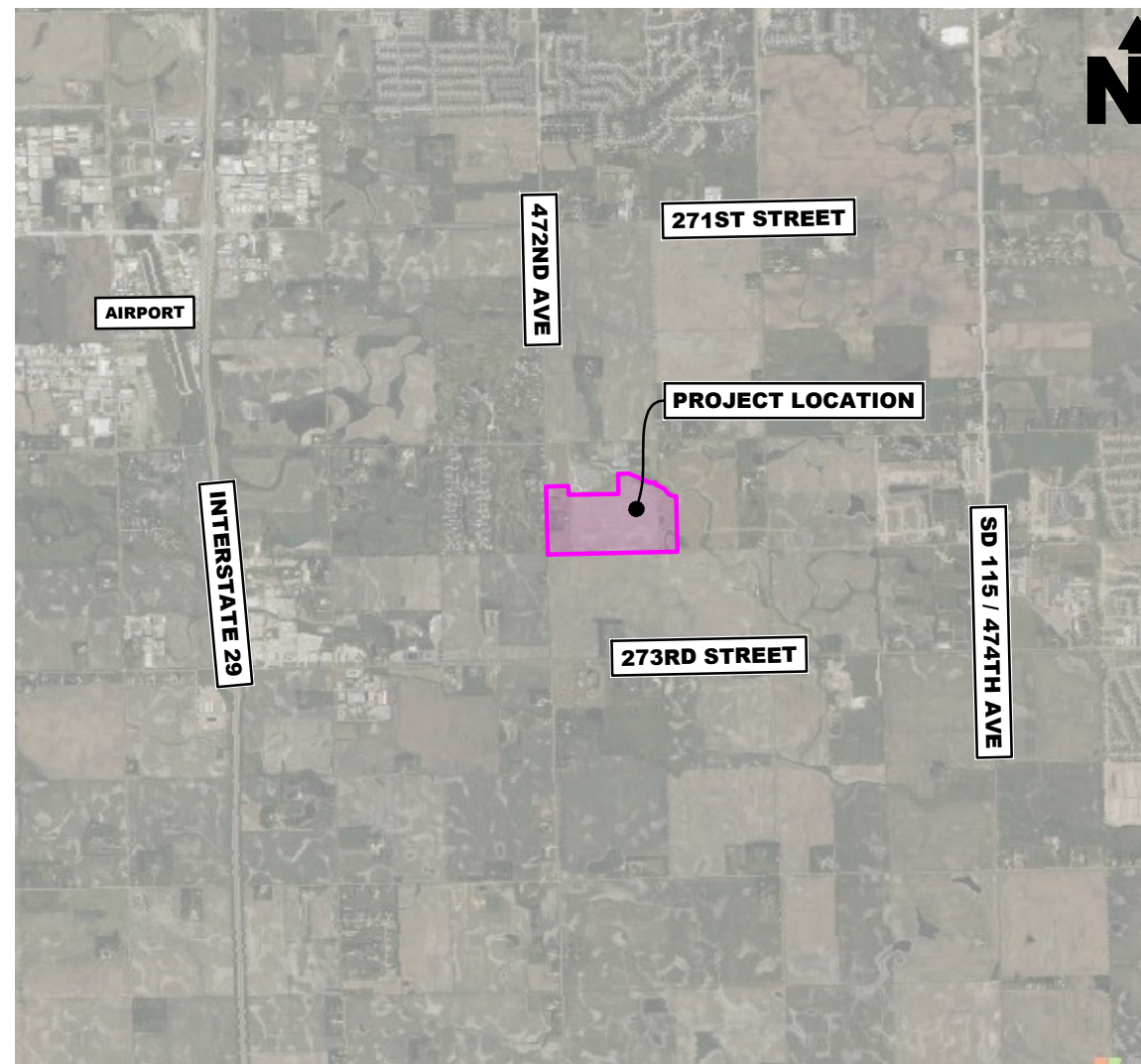
City of Harrisburg
Lincoln County
Preliminary Development Plans
Birdie View Addition
NES 24.02.030

SD One Call:

DRAWING INDICATES GENERAL UTILITY LOCATIONS ONLY. NEITHER THE CORRECTNESS OR COMPLETENESS OF LOCATIONS ARE GUARANTEED. CONTACT SOUTH DAKOTA ONE CALL PRIOR TO EXCAVATIONS. (1-800-781-7474) INFORMATION ON SECTION-TOWNSHIP-RANGE ARE SHOWN ON THE LOCATION MAP ON THIS SHEET.

FOR SOUTH DAKOTA ONE CALL, THE PROJECT IS LOCATED IN THE NW¹/₄ OF SECTION 33-T100N-R50W

Location Map



Index of Sheets

Sheet C1.0 - C1.2	TITLE PAGE, TYPICAL SECTIONS, GENERAL NOTES
Sheet C2.0	EXISTING CONDITIONS
Sheet C3.0	LAND USE LAYOUT
Sheet C4.0	PHASING LAYOUT
Sheet C5.0 - C5.3	LOT LAYOUT
Sheet C6.0	DRAINAGE LAYOUT
Sheet C7.0 - C7.2	UTILITY LAYOUTS
Sheet C8.0	ACCESS LAYOUT

Owner/Developer

5711 LLC
 Brady Hyde, CEO
 Empire Companies
 4615 S Techlink Circle
 Sioux Falls, SD 57106
 brady@empirecompanies.com

Engineer | Surveyor

Norman Engineering, Inc.
 Aaron Norman PE/LS
 6221 E Silver Maple Circle #2
 Sioux Falls, South Dakota 57110
 aaron@normanengineeringinc.com
 (605) 558-0808

Legal Description

Tract 2 of Paul Alan Addition
 to the City of Harrisburg, Lincoln County, South Dakota

Project Area:

±114.16 Acres

Survey Information:

Date of Survey: 03.19.2024
 Horizontal Datum: UTM Zone 14 North, Ground Coordinates
 Vertical Datum: NAVD 88

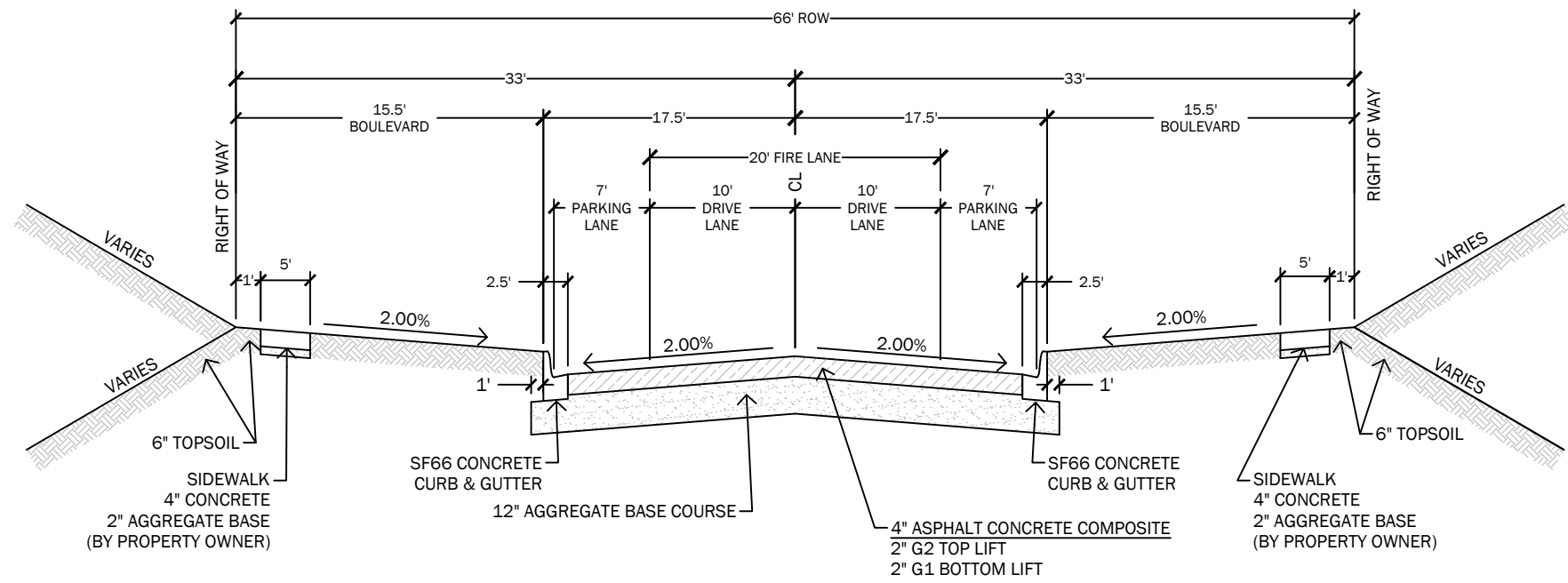
Plans By:



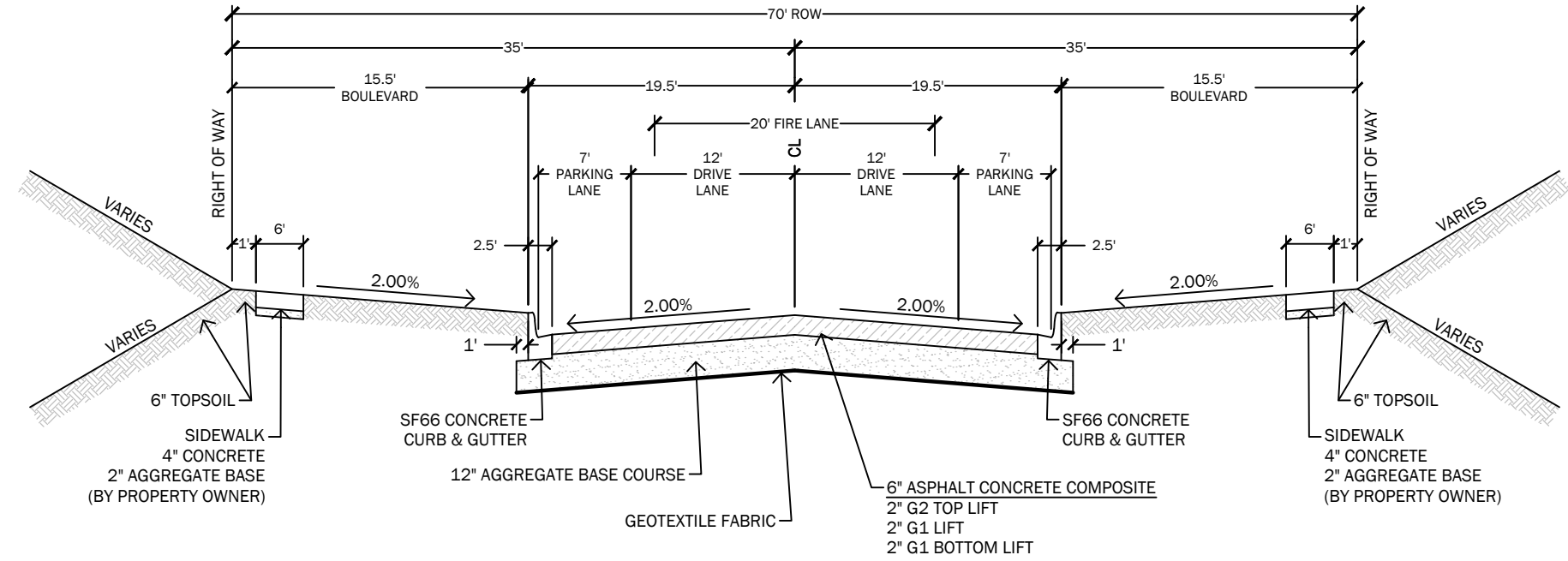
PRELIMINARY

I, Aaron J. Norman, hereby certify that these plans were prepared by me, or under my direct supervision and that I am a duly registered engineer under the laws of the State of South Dakota.

Aaron J. Norman, PE/LS SD No. 8755 Date



TYPICAL SECTION - 66' ROW



TYPICAL SECTION - 70' ROW

24.02.030P - TITLE PAGE.DWG

PRELIMINARY

SUPPLEMENTAL PROVISIONS TO CITY STANDARDS:

- WATER SERVICE TO THE DEVELOPMENT WILL BE PROVIDED BY LINCOLN COUNTY RURAL WATER.
- NON CONFORMING LOT WIDTHS FOR R-2 ZONING (SINGLE FAMILY - DETACHED)

EXCEPTIONS FOR CITY REIMBURSEMENTS:

- SIDEWALK WIDTHS IN EXCESS OF CITY STANDARD REQUIREMENTS
- REFERENCE RESOLUTION NO. 2019-16, A RESOLUTION ESTABLISHING OVERSIZING REIMBURSEMENT

INTENSIONS OF OWNERSHIP AND MAINTENANCE OF IMPROVEMENTS:

- PUBLIC DEDICATION OF DETENTION FACILITIES
- PUBLIC DEDICATION OF PARKS AND RECREATIONAL FACILITIES
- PUBLIC DEDICATION OF RIGHT OF WAY AND PUBLIC UTILITIES

ANTICIPATED PLANS FOR MITIGATION:

- NONE - THERE ARE NO WATERS OF THE UNITED STATES LOCATED WITHIN THE SITE BOUNDARY PER THE US ARMY CORP OF ENGINEERS JURISDICTIONAL DETERMINATION. REFERENCE ID NWO-2021-01377-PIE

IMPACTS TO FLOOD PLAIN:

- NO IMPACTS TO THE FLOOD PLAIN ARE ANTICIPATED AT THIS TIME. FLOOD PLAIN BOUNDARIES SHOWN IN THESE PLANS ARE BASED ON THE PRELIMINARY BOUNDARIES SHOWN ON FIRM MAP 46083C0134D WITH A PRELIMINARY ISSUE DATE OF 01/26/2024. PROPOSED GRADING WILL BE KEPT OUTSIDE OF THE FLOODPLAIN.

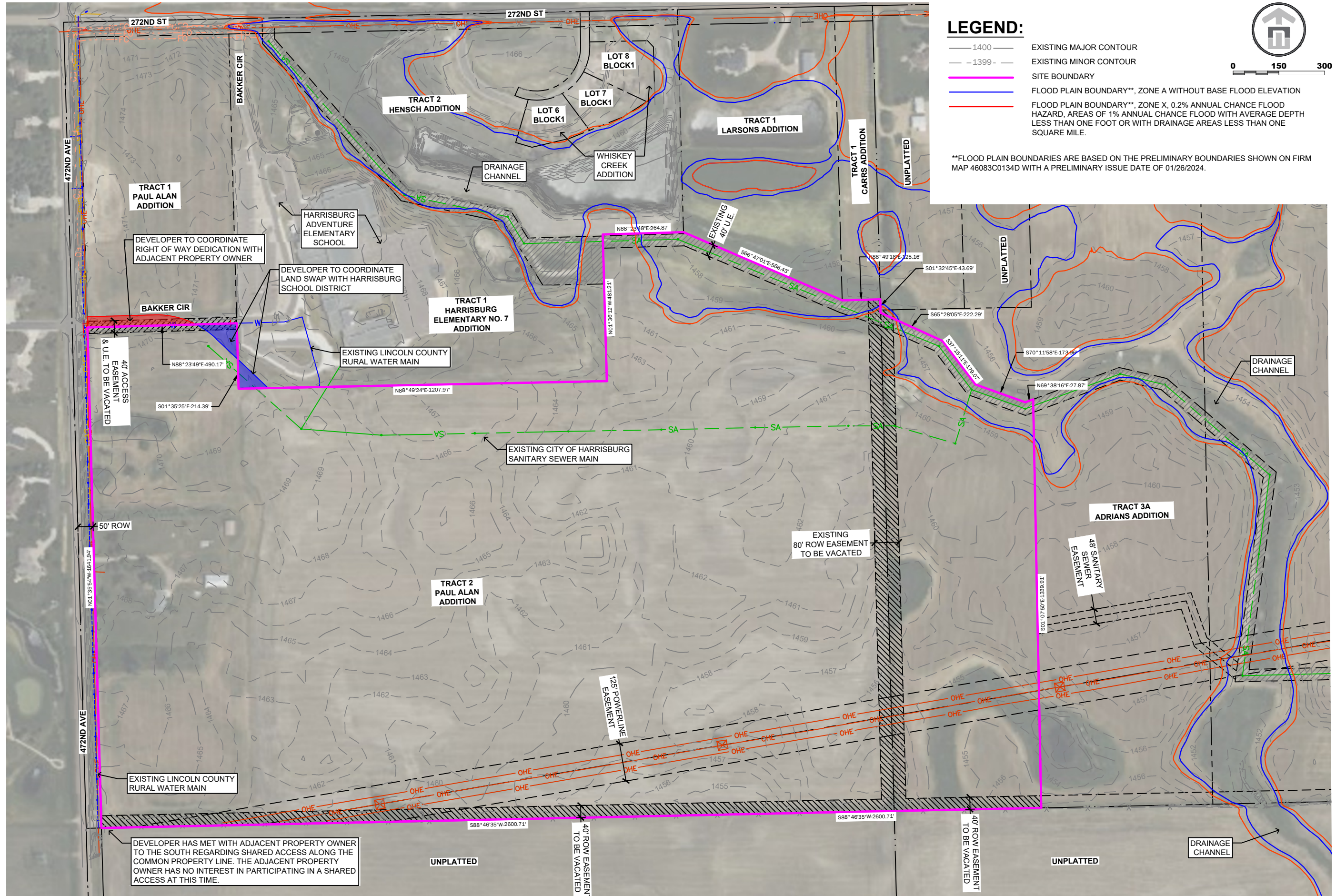
INTENT FOR OPEN SPACE CONTRIBUTIONS:

- PARCELS ZONED NR - NATURAL RESOURCE INTENDED FOR OPEN SPACE CONTRIBUTIONS.
- LAND TO BE DEDICATED TO THE CITY AS PART OF THE OPEN SPACE CONTRIBUTIONS SHALL BE IN ACCORDANCE WITH SUBDIVISION REGULATION 4.1.3 HAVING ESTABLISHED TURF GRASS AND SIDEWALK CONSTRUCTED ALONG ALL STREET/RIGHT-OF-WAY FRONTAGES.

SPECIAL NOTES:

- DEVELOPER TO COORDINATE RIGHT OF WAY DEDICATION WITH ADJACENT PROPERTY OWNERS ALONG SHARED PROPERTY LINES
- DEVELOPER TO COORDINATE LAND SWAP WITH HARRISBURG SCHOOL DISTRICT

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LEGEND:

- 1400 — EXISTING MAJOR CONTOUR
- - 1399 - EXISTING MINOR CONTOUR
- SITE BOUNDARY
- FLOOD PLAIN BOUNDARY**, ZONE A WITHOUT BASE FLOOD ELEVATION
- FLOOD PLAIN BOUNDARY**, ZONE X, 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE.



0 150 300

**FLOOD PLAIN BOUNDARIES ARE BASED ON THE PRELIMINARY BOUNDARIES SHOWN ON FIRM MAP 46083C0134D WITH A PRELIMINARY ISSUE DATE OF 01/26/2024.

DEVELOPER TO COORDINATE RIGHT OF WAY DEDICATION WITH ADJACENT PROPERTY OWNER

DEVELOPER TO COORDINATE LAND SWAP WITH HARRISBURG SCHOOL DISTRICT

40' ACCESS EASEMENT & U.E. TO BE VACATED

50' ROW

EXISTING LINCOLN COUNTY RURAL WATER MAIN

DEVELOPER HAS MET WITH ADJACENT PROPERTY OWNER TO THE SOUTH REGARDING SHARED ACCESS ALONG THE COMMON PROPERTY LINE. THE ADJACENT PROPERTY OWNER HAS NO INTEREST IN PARTICIPATING IN A SHARED ACCESS AT THIS TIME.

UNPLATTED

40' ROW EASEMENT TO BE VACATED

EXISTING 80' ROW EASEMENT TO BE VACATED

40' ROW EASEMENT TO BE VACATED

UNPLATTED

PRELIMINARY

**Preliminary Development Plans
Birdie View
Harrisburg, SD**

Existing Conditions

Revisions:

NES Project #: 24.02.030
Plot Date: 2024.11.07
Designed by: A.J.N.
Drawn By: J.R.K.
Checked By: A.J.N.



SHEET

G2.0

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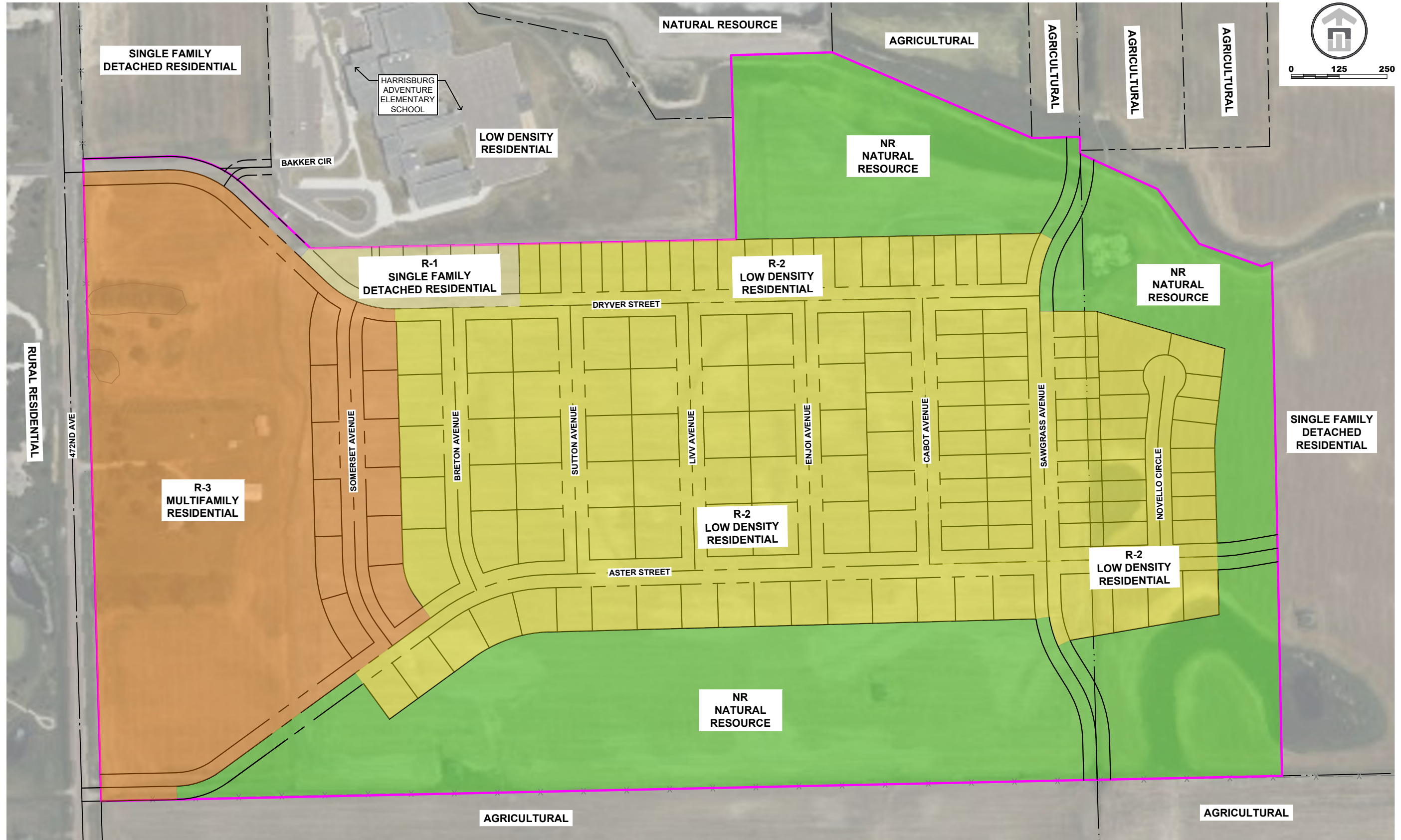


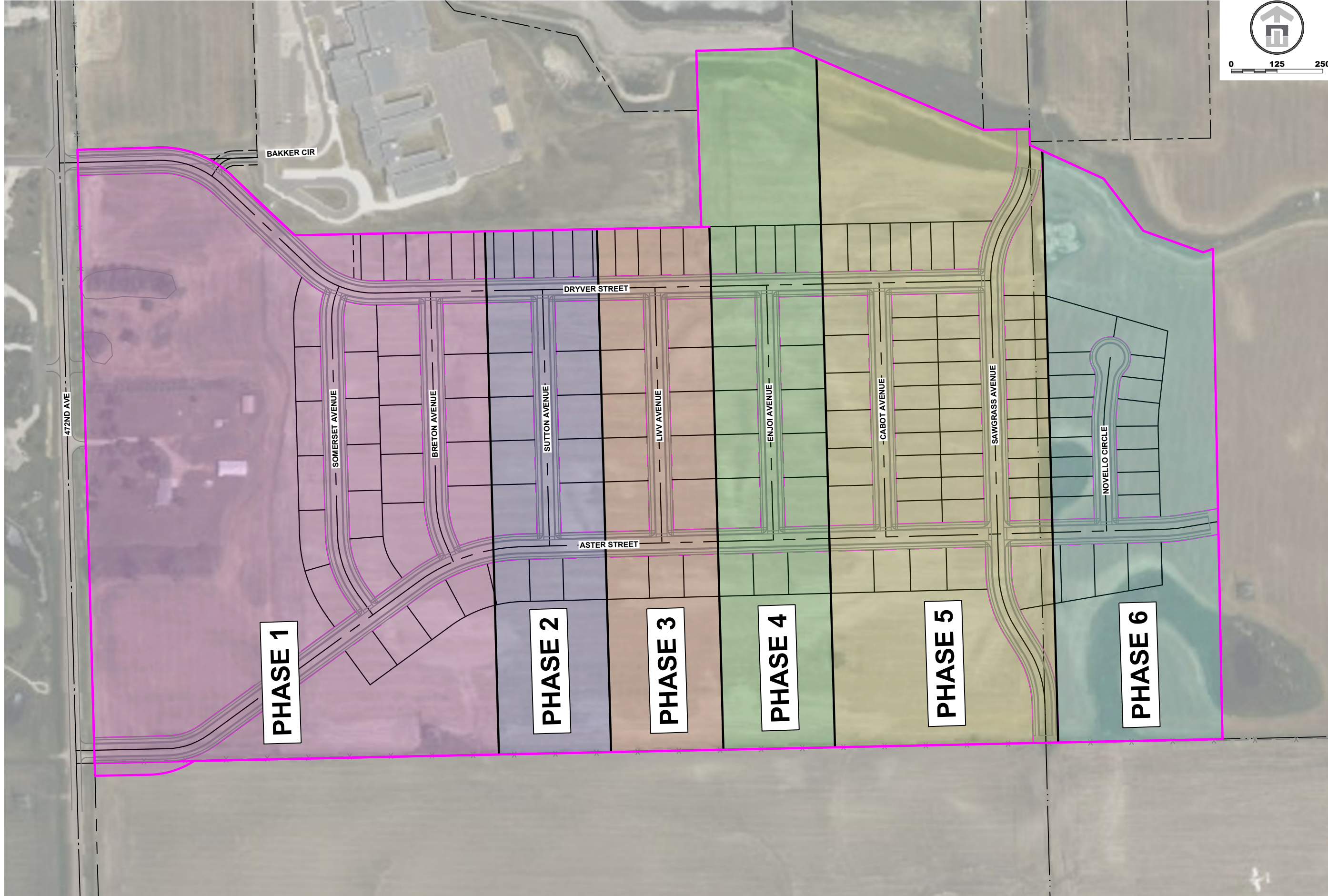
TABLE OF MINIMUM SETBACK REQUIREMENTS

ZONING	FRONT	SETBACKS SIDE	REAR
NR - NATURAL RESOURCE	25 FT	10 FT	20 FT
R-2 - LOW DENSITY RESIDENTIAL	25 FT	7 FT	20 FT
R-3 - MULTI-FAMILY RESIDENTIAL	25 FT	7 FT	20 FT

ZONING NOTES:

- EXISTING ZONING IS SINGLE FAMILY DETACHED RESIDENTIAL.
- ADJACENT PROPERTY ZONING SHOWN IS BASED ON CITY OF HARRISBURG AND LINCOLN COUNTY GIS DATA.
- PROPERTIES ZONED NR-NATURAL RESOURCE TO BE DEDICATED FOR PUBLIC USE. THE USABLE GROUND WITHIN THESE PARCELS EXCEEDS THE MINIMUM REQUIREMENT FOR LAND DEDICATION TO BE USED FOR PARKS AND RECREATIONAL FACILITIES.

PRELIMINARY



PRELIMINARY



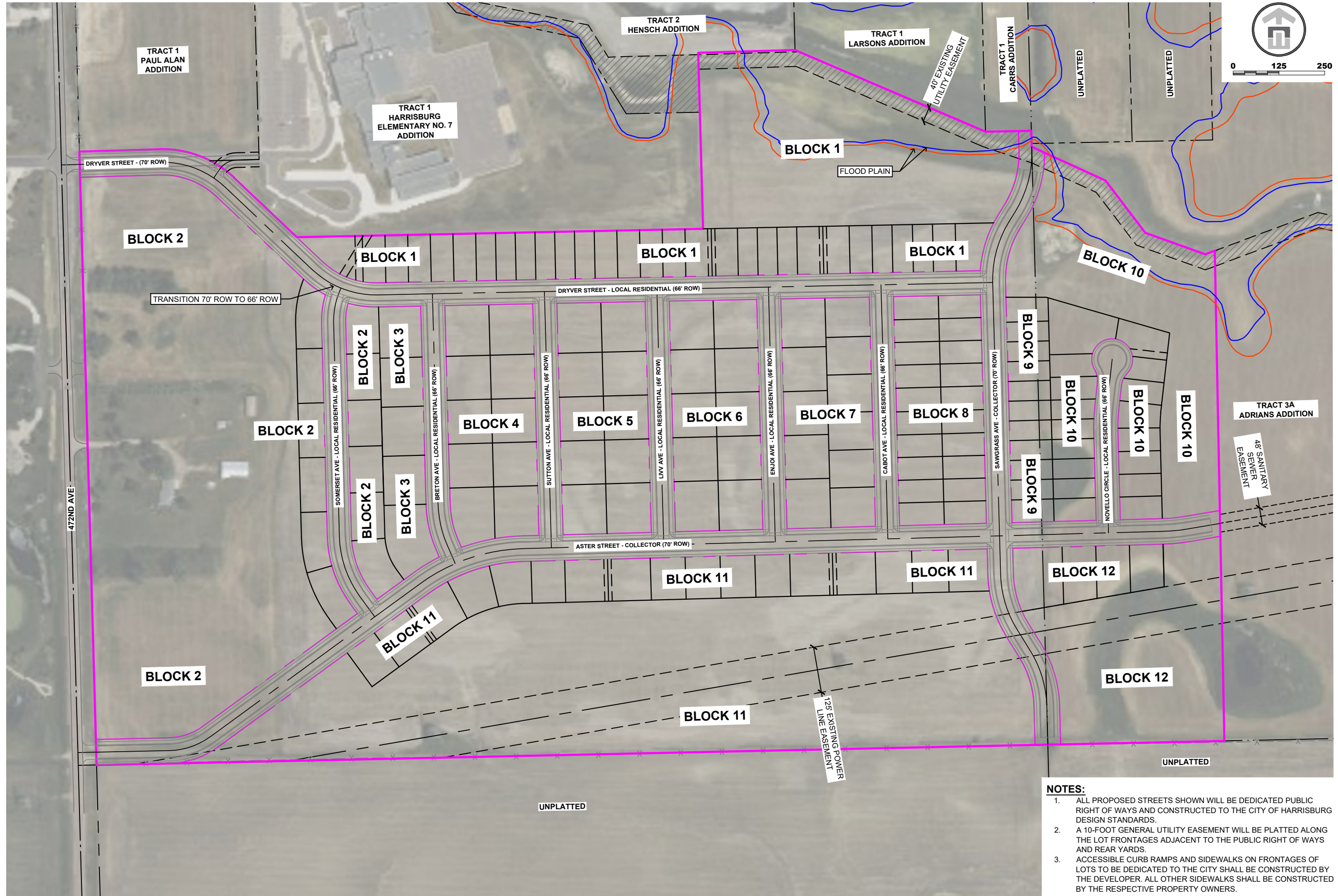
SHEET
C4.0

NES Project #: 24.02.030
Plot Date: 2024.11.07
Designed by: A.J.N
Drawn By: J.R.K
Checked By: A.J.N

Revisions:

Phasing Layout

Preliminary Development Plans
Birdie View
Harrisburg, SD



- NOTES:**
1. ALL PROPOSED STREETS SHOWN WILL BE DEDICATED PUBLIC RIGHT OF WAYS AND CONSTRUCTED TO THE CITY OF HARRISBURG DESIGN STANDARDS.
 2. A 10-FOOT GENERAL UTILITY EASEMENT WILL BE PLATTED ALONG THE LOT FRONTAGES ADJACENT TO THE PUBLIC RIGHT OF WAYS AND REAR YARDS.
 3. ACCESSIBLE CURB RAMPS AND SIDEWALKS ON FRONTAGES OF LOTS TO BE DEDICATED TO THE CITY SHALL BE CONSTRUCTED BY THE DEVELOPER. ALL OTHER SIDEWALKS SHALL BE CONSTRUCTED BY THE RESPECTIVE PROPERTY OWNERS.

PRELIMINARY

**Preliminary Development Plans
Birdie View
Harrisburg, SD**

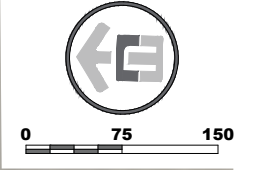
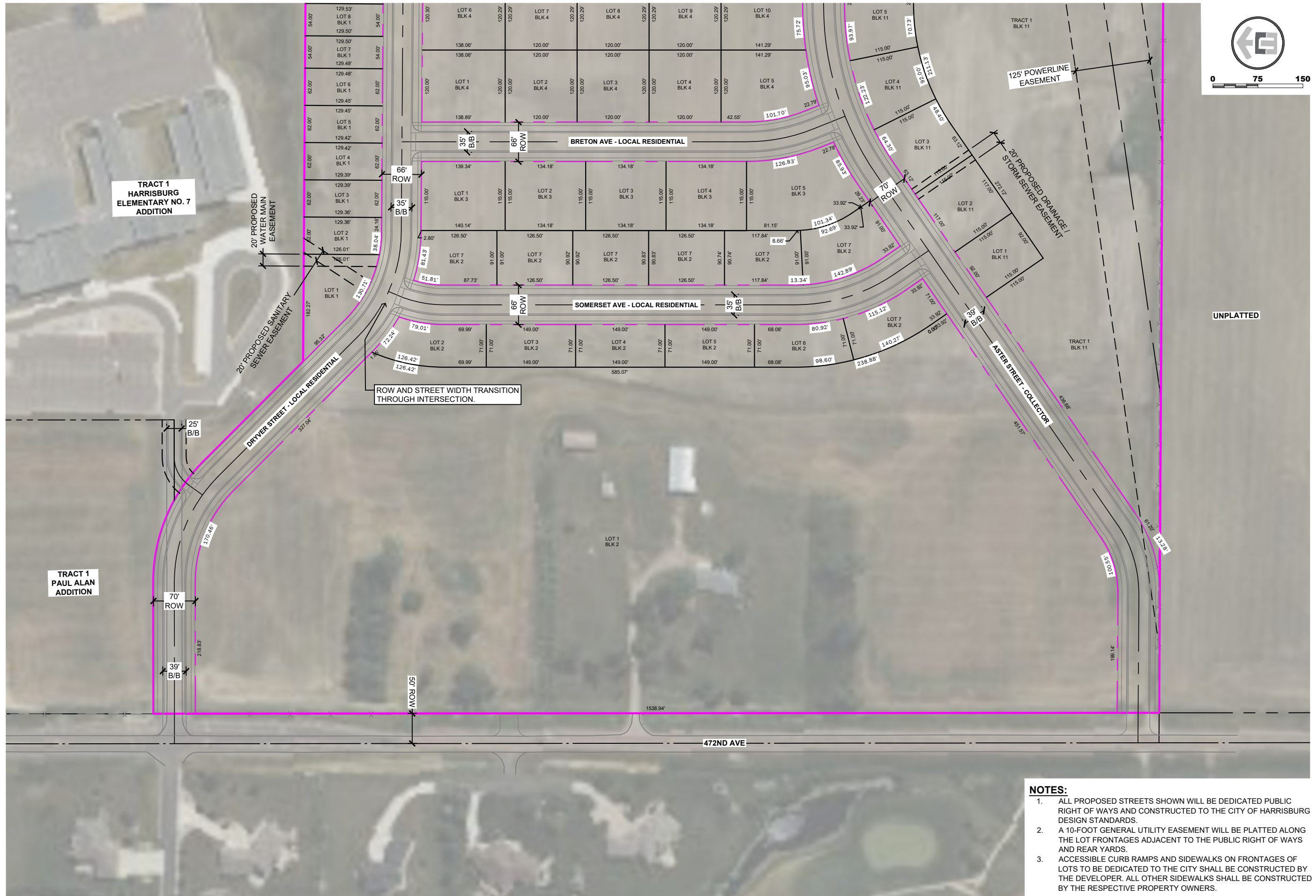
Overall Lot Layout

Revisions:

NES Project #: 24.02.030
 Plot Date: 2024.11.07
 Designed by: A.J.N.
 Drawn By: J.R.K.
 Checked By: A.J.N.



**SHEET
G5.0**



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PRELIMINARY

**Preliminary Development Plans
Birdie View
Harrisburg, SD**

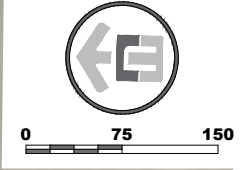
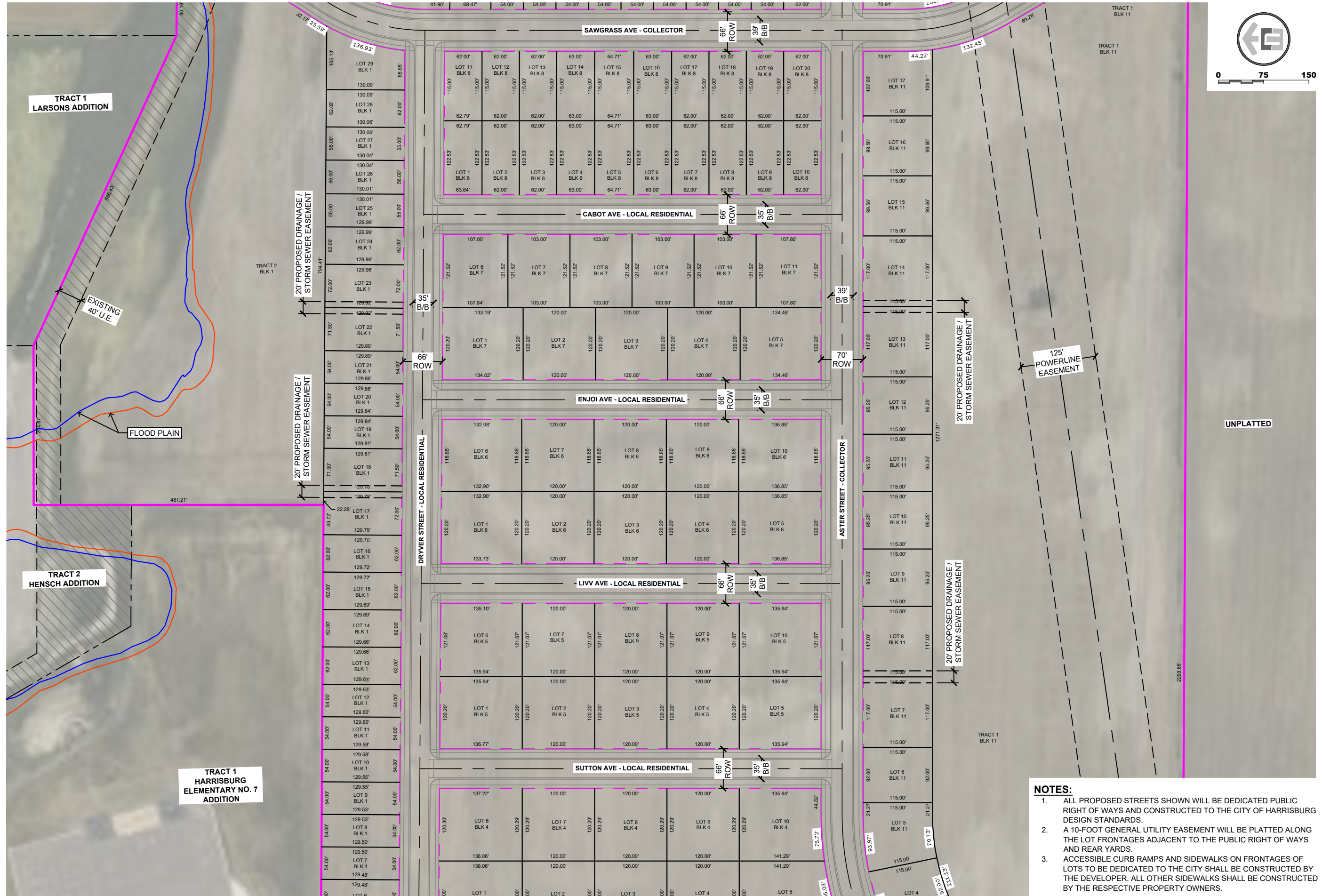
Lot Layout

Revisions:

NES Project #: 24.02.030
 Plot Date: 2024.11.07
 Designed by: AJN
 Drawn By: JRK
 Checked By: AJN



**SHEET
G5.1**



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PRELIMINARY

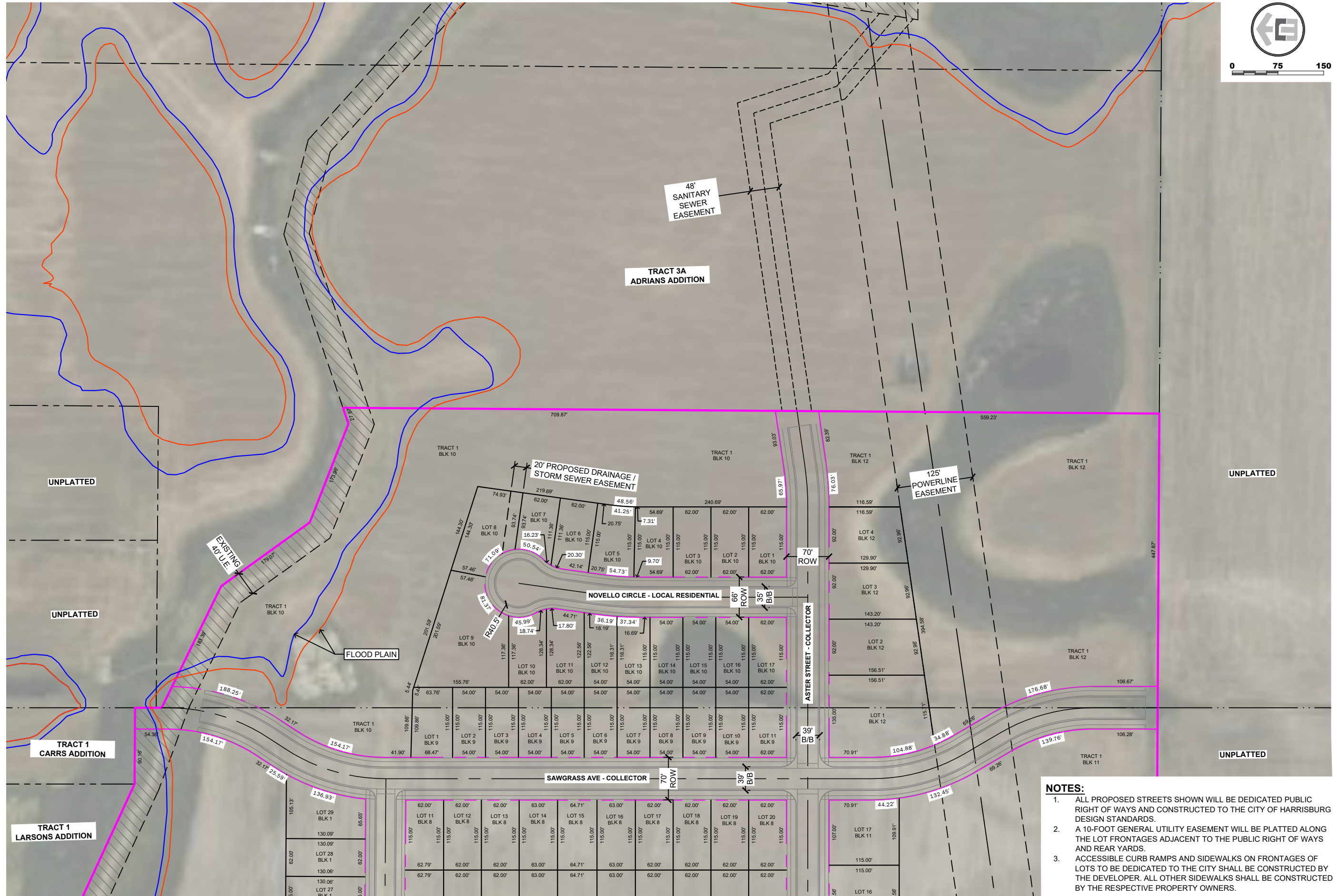
**Preliminary Development Plans
Birdie View
Harrisburg, SD**

Lot Layout

Revisions:

NES Project #: 24.02.030
 Plot Date: 2024.11.07
 Designed by: A.J.N.
 Drawn By: J.R.K.
 Checked By: A.J.N.











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PRELIMINARY

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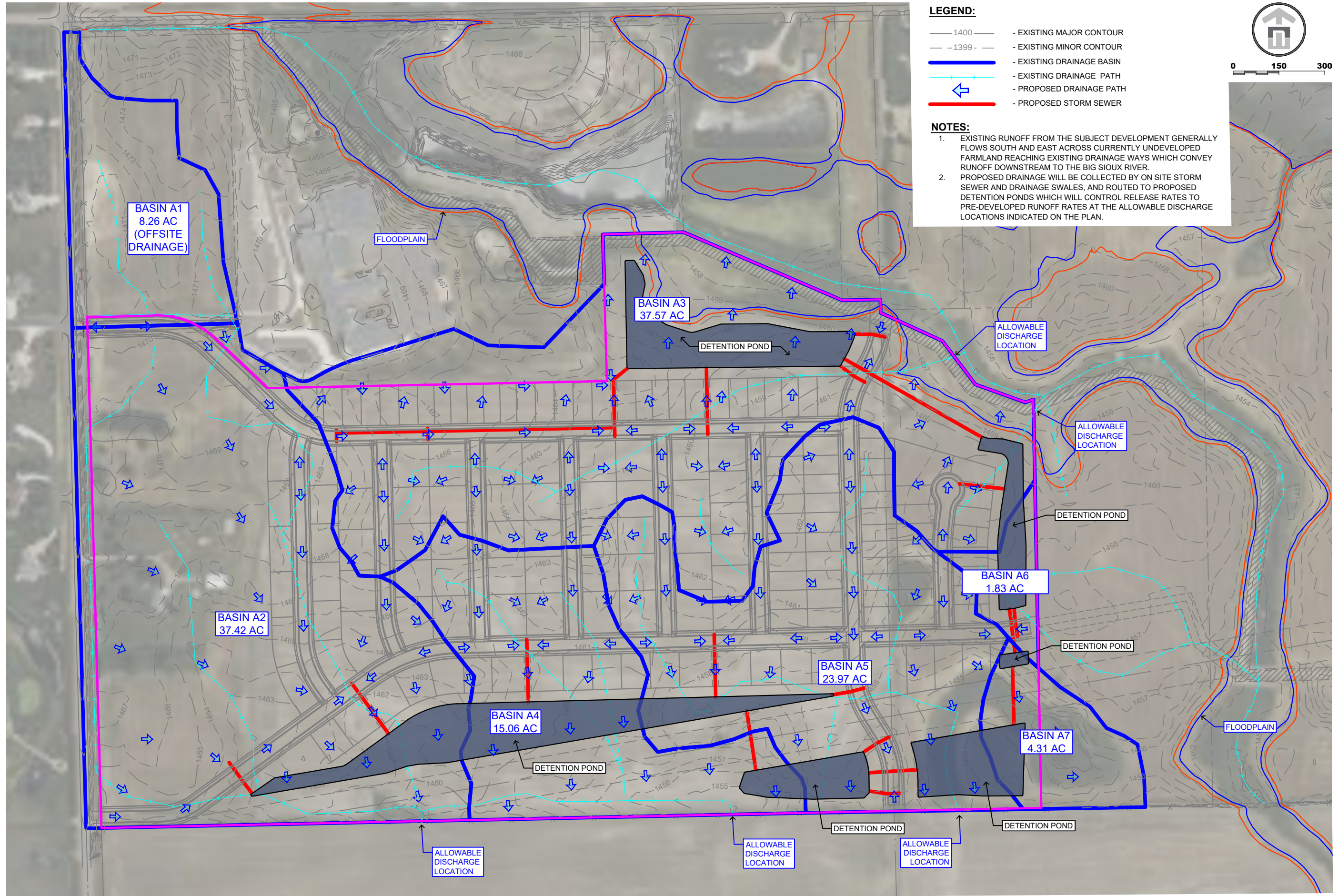
-  - 1400 - EXISTING MAJOR CONTOUR
-  - 1399 - EXISTING MINOR CONTOUR
-  - EXISTING DRAINAGE BASIN
-  - EXISTING DRAINAGE PATH
-  - PROPOSED DRAINAGE PATH
-  - PROPOSED STORM SEWER

NOTES:

1. EXISTING RUNOFF FROM THE SUBJECT DEVELOPMENT GENERALLY FLOWS SOUTH AND EAST ACROSS CURRENTLY UNDEVELOPED FARMLAND REACHING EXISTING DRAINAGE WAYS WHICH CONVEY RUNOFF DOWNSTREAM TO THE BIG SIOUX RIVER.
2. PROPOSED DRAINAGE WILL BE COLLECTED BY ON SITE STORM SEWER AND DRAINAGE SWALES, AND ROUTED TO PROPOSED DETENTION PONDS WHICH WILL CONTROL RELEASE RATES TO PRE-DEVELOPED RUNOFF RATES AT THE ALLOWABLE DISCHARGE LOCATIONS INDICATED ON THE PLAN.

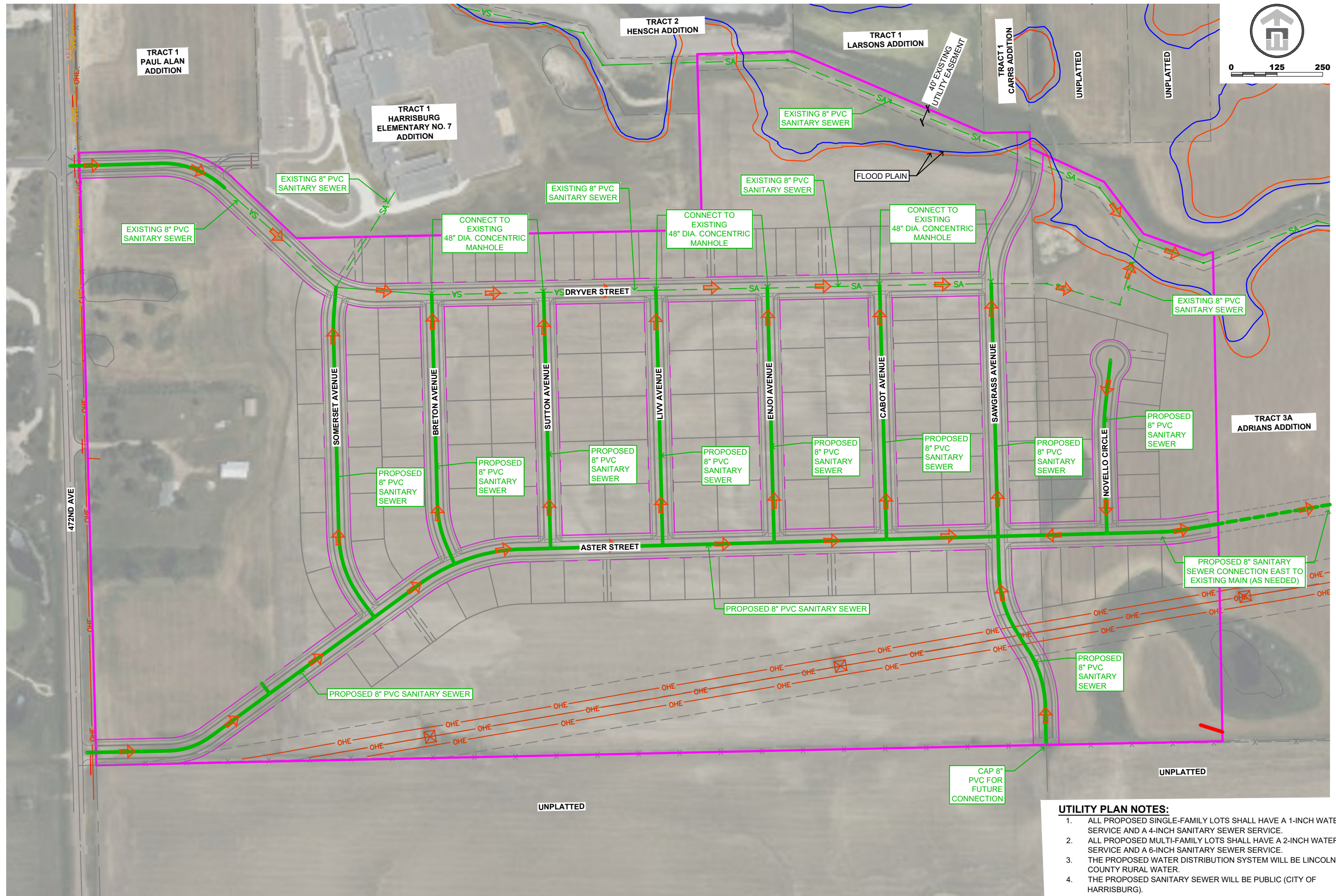


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PRELIMINARY

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- UTILITY PLAN NOTES:**
1. ALL PROPOSED SINGLE-FAMILY LOTS SHALL HAVE A 1-INCH WATER SERVICE AND A 4-INCH SANITARY SEWER SERVICE.
 2. ALL PROPOSED MULTI-FAMILY LOTS SHALL HAVE A 2-INCH WATER SERVICE AND A 6-INCH SANITARY SEWER SERVICE.
 3. THE PROPOSED WATER DISTRIBUTION SYSTEM WILL BE LINCOLN COUNTY RURAL WATER.
 4. THE PROPOSED SANITARY SEWER WILL BE PUBLIC (CITY OF HARRISBURG).

PRELIMINARY

**Preliminary Development Plans
Birdie View
Harrisburg, SD**

Sanitary Sewer Layout

Revisions:

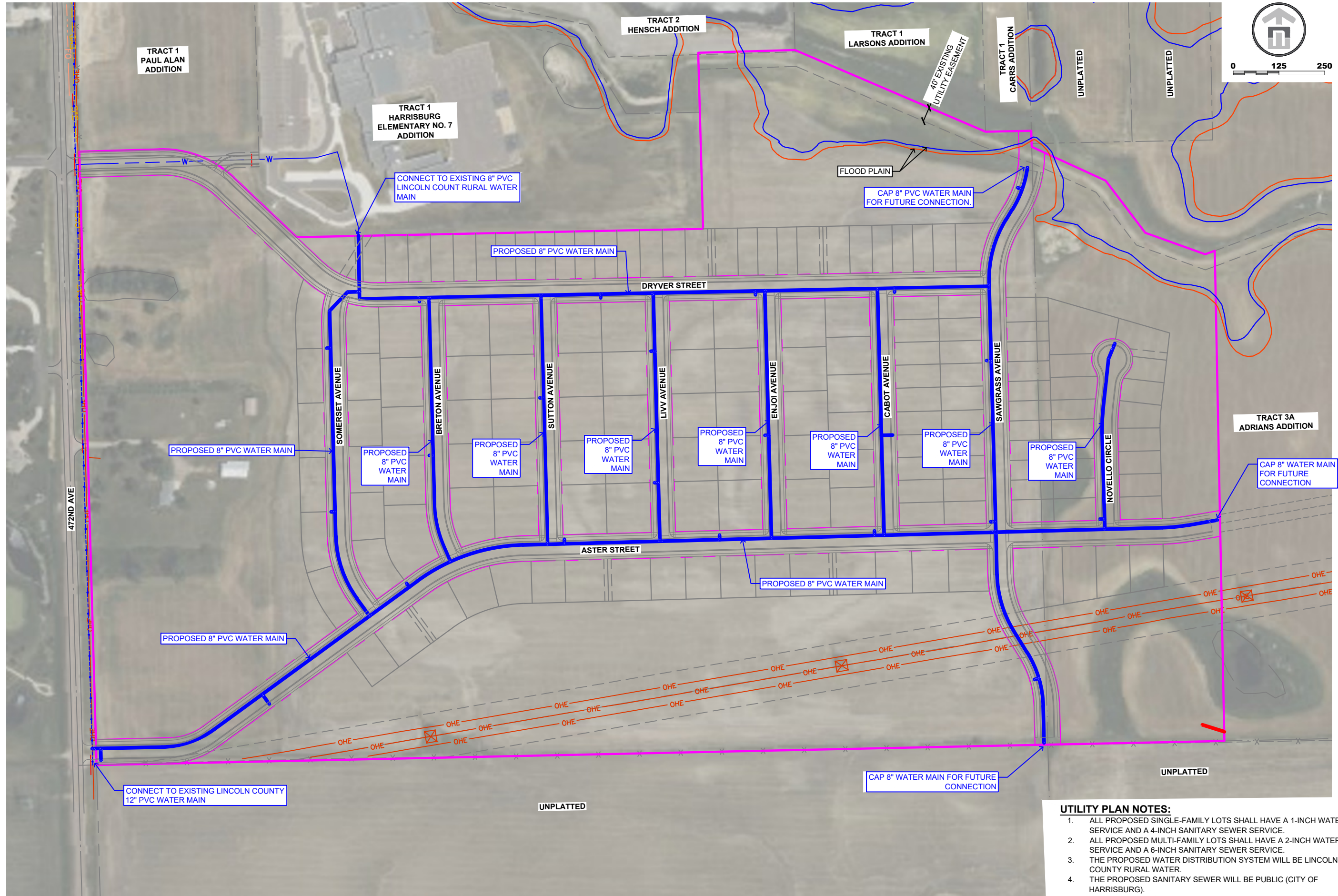
NES Project #: 24.02.030
Plot Date: 2024.11.07
Designed by: A.J.N.
Drawn By: J.R.K.
Checked By: A.J.N.



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UTILITY PLAN NOTES:

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PRELIMINARY

**Preliminary Development Plans
Birdie View
Harrisburg, SD**

Water Distribution Layout

Revisions:

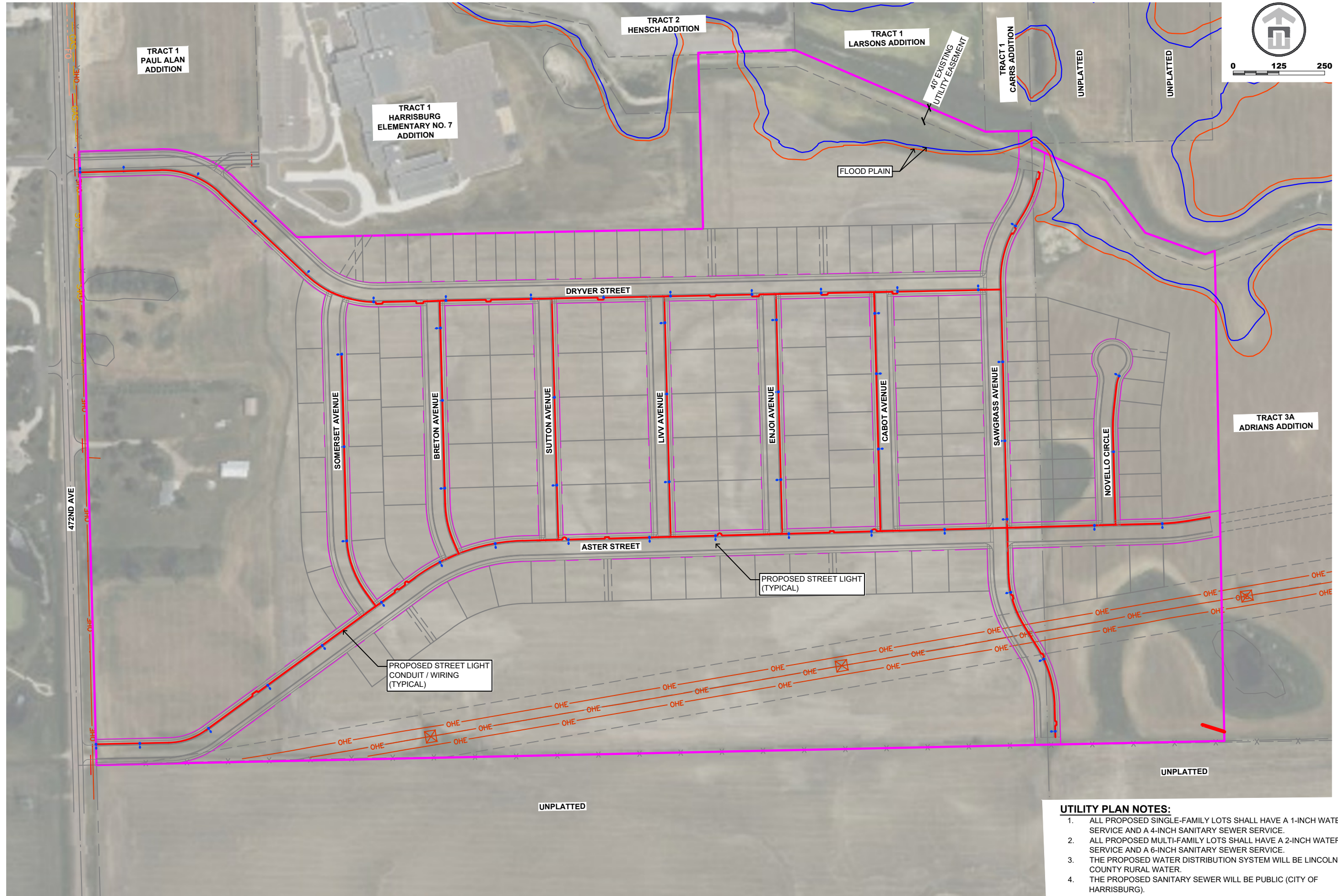
NES Project #: 24.02.030
 Plot Date: 2024.11.07
 Designed by: A.J.N.
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 Checked By: A.J.N.



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C7.1

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PROPOSED STREET LIGHT CONDUIT / WIRING (TYPICAL)

PROPOSED STREET LIGHT (TYPICAL)

UTILITY PLAN NOTES:

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PRELIMINARY

**Preliminary Development Plans
Birdie View
Harrisburg, SD**

Street Lighting Layout

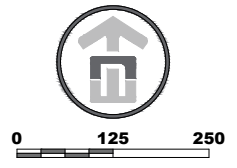
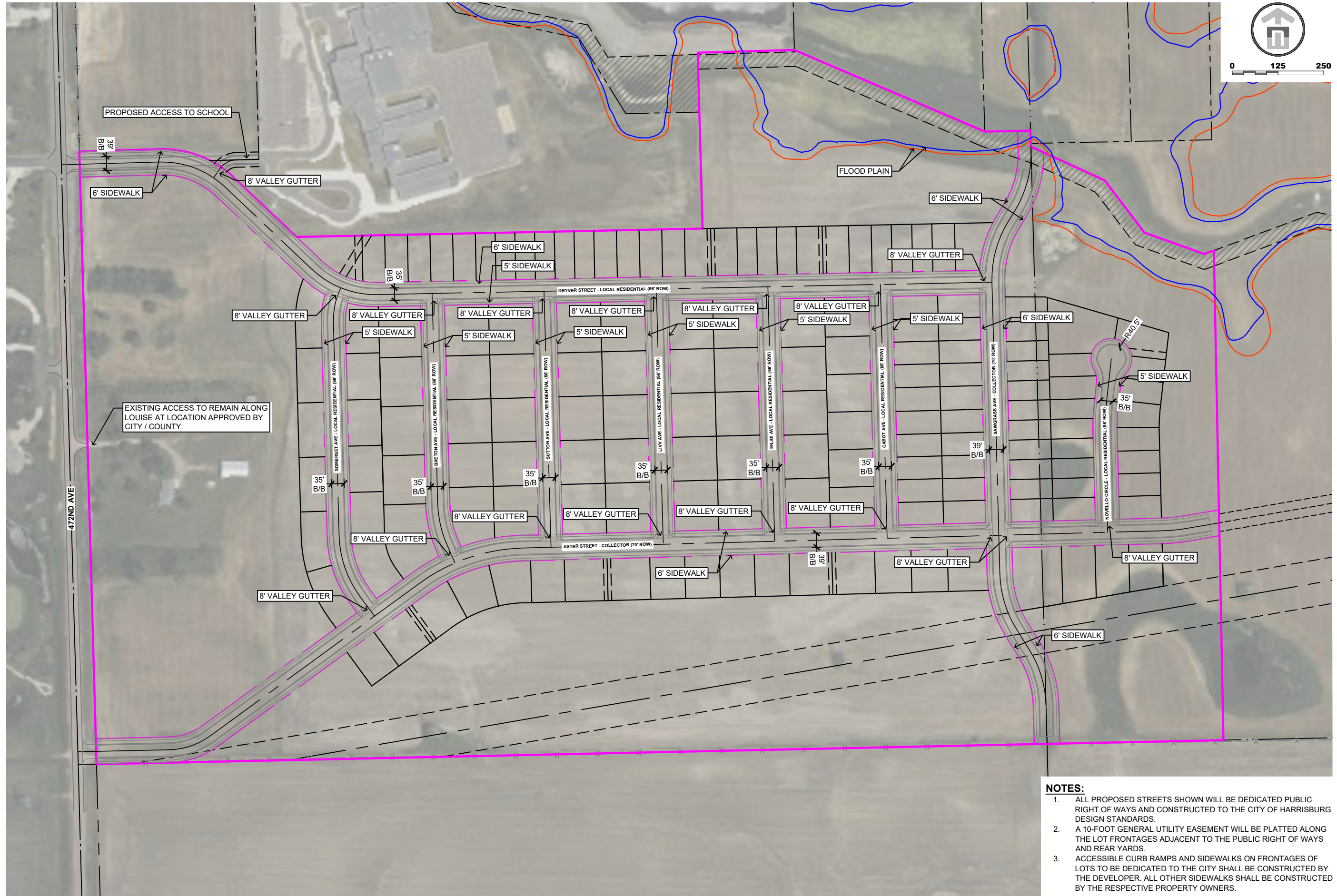
Revisions:

NES Project #: 24.02.030
Plot Date: 2024.11.07
Designed by: A.JN
Drawn By: JRK
Checked By: A.JN



SHEET

C7.2



NOTES:

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PRELIMINARY

**Preliminary Development Plans
Birdie View
Harrisburg, SD**

Access Layout

Revisions:

NES Project #: 24.02.030
 Plot Date: 2024.11.07
 Designed by: A.J.N
 Drawn By: J.R.K
 Checked By: A.J.N



SHEET

C8.0

1st Reading:
2nd Reading:
Date Adopted:
Date Published:
Date Effective:

ORDINANCE 2024 - XX

BE IT ORDAINED by the City Council of the City of Harrisburg as follows:

ARTICLE I – PURPOSE AND JURISDICTION

SECTION 1 – PURPOSE.

Ordinance 2024 - XX is an ordinance to amend the Zoning Regulations of the City of Harrisburg. The Harrisburg City Council has deemed these regulations and controls to be reasonable and related to the purpose of promoting the health, safety, and general welfare of the City of Harrisburg.

SECTION 2 – JURISDICTION.

This Ordinance shall govern all territory within the statutory jurisdiction of the City of Harrisburg, South Dakota.

SECTION 3 – SEVERABILITY AND SEPARABILITY.

Should any Article, Section, Subsection, or Provision of this Ordinance be found to be or declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity or constitutionality of the Ordinance as a whole or any part thereof, other than the portion so declared to be invalid or unconstitutional.

ARTICLE II – AMENDMENTS TO CHAPTER 9.02: ZONING REGULATIONS

A. That Section 3.1.1 be amended to remove:

<u>Use</u>	<u>Use-Specific Standards</u>
Accessory Structures	See Section 4.01

B. That Section 3.1.2 be amended to add to Conditional Uses:

<u>Use</u>	<u>Use-Specific Standards</u>
Accessory Use and Structures	See Section 4.1

C. That Section 3.2.1 be amended to remove:

<u>Use</u> Accessory Structures	<u>Use-Specific Standards</u> See Section 4.01
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D. That Section 3.2.2 be amended to add to Conditional Uses:

<u>Use</u> Accessory Use and Structures	<u>Use-Specific Standards</u> See Section 4.1
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E. That Section 3.3.1 be amended to remove:

<u>Use</u> Accessory Structures	<u>Use-Specific Standards</u> See Section 4.01 applies but one accessory building of up to 1,500 square feet is allowed.
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F. That Section 3.3.2 be amended to add to Conditional Uses:

<u>Use</u> Accessory Use and Structures	<u>Use-Specific Standards</u> See Section 4.1
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G. That Section 3.4.1 be amended to read:

<u>Use</u> Accessory Use and Structures	<u>Use-Specific Standards</u> See Section 4.1
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H. That Section 3.5.1 be amended to read:

<u>Use</u> Accessory Use and Structures	<u>Use-Specific Standards</u> See Section 4.1
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I. That Section 3.6.1 be amended to read:

<u>Use</u> Accessory Use and Structures	<u>Use-Specific Standards</u> See Section 4.1
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J. That Section 3.7.1 be amended to read:

<u>Use</u> Accessory Use and Structures	<u>Use-Specific Standards</u> See Section 4.1
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K. That Section 3.8.1 be amended to read:

<u>Use</u> Accessory Use and Structures	<u>Use-Specific Standards</u> See Section 4.1
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L. That Section 3.9.1 be amended to read:

<u>Use</u>	<u>Use-Specific Standards</u>
Accessory Use and Structures	See Section 4.1

M. That Section 3.10.1 be amended to read:

<u>Use</u>	<u>Use-Specific Standards</u>
Accessory Use and Structures	See Section 4.1

N. That Section 3.11.1 be amended to read:

<u>Use</u>	<u>Use-Specific Standards</u>
Accessory Use and Structures	See Section 4.1

O. That Section 8 be amended as follows to remove following definitions: ~~ACCESSORY~~

~~STRUCTURE OR USE – An accessory structure or use is one which:~~

- ~~1. Is customary and clearly incidental to the principal use.~~
- ~~2. Serves exclusively the principal use.~~
- ~~3. Is subordinate in area, extent or purpose to the principal use served.~~
- ~~4. Contributes to the comfort, convenience, or necessity of occupants of the principal use served; and~~
- ~~5. Is located on the same lot as the principal use served, with the single exception of such accessory off-street parking facilities as are permitted to locate elsewhere than on the same lot as the building or use served.~~

~~GARAGE, PRIVATE – An accessory building designed or used for the storage for the storage of not more than four motor vehicles used by the occupants of the building to which it is accessory.~~

P. That Section 8 be amended as follows to add the following definitions:

Accessory Structure - a secondary or subordinate building, the use of which is incidental to that of a principal structure located on the same zone parcel.

Accessory Use - A use subordinate to and serving the principal use on the same parcel, which is compatible with and customarily incidental to the principal use.

Garage, Private Residential - A residential accessory building designed or used for the storage of motor vehicles owned and used by the occupants of the building to which it is accessory.

Yard, Second Front- The non-addressed front yard of a double frontage lot.

Q. That Section 4.1 be amended to read as follows:

4.1 Accessory Use and Structures. Accessory uses and structures shall conform to the following standards:

A. In all zoning districts:

- a) Accessory structures shall not be erected upon a lot until the construction of the principal building has commenced or an active principal land use exists on the lot. No accessory buildings or structures may be used unless an active principal land use exists on the lot.
- b) No accessory buildings or structures may be placed within a utility or drainage easement except equipment pertaining to said easement. Any existing accessory building or structure placed within an easement may be removed by the City, or the City's representative, at the property owner's expense.
- c) Fences shall conform to Section 4.4 and shall not be considered an accessory structure for the purposes of this Ordinance.

B. Accessory Buildings in all zoning districts:

- a) Accessory buildings shall be five feet, or more, from the rear and side property lines.
- b) Accessory buildings shall not be used as dwellings or accessory dwelling units.
- c) Any accessory building accessed directly from an alley shall not be closer than twenty feet to the property line abutting the alley.
- d) No accessory building shall be erected or located within any front yard.
 1. Exception: An accessory building may be erected or located within the second front yard on a double frontage lot, provided it is not in front of a residence or within the required front yard setback.
- e) Accessory buildings shall be secured to a concrete or asphalt slab or secured to the ground with concrete or auger anchors in a manner to make the structure immobile.
- f) A maximum of two accessory buildings shall be allowed unless a conditional use permit for additional structures has been granted.

C. For NR, A-1, or A-2 Districts: A Conditional Use Permit shall be required for accessory buildings. They are not required to be subordinate to the principal building in size or height.

D. For R-1, R-2, R-3, or R-4 Residential Districts: Accessory buildings shall be subordinate to the principal building regarding size and height.

- a) Accessory structures shall not exceed 30 percent of the rear yard or have sidewalls greater than ten feet in height.
 - b) The roofing and siding materials of accessory buildings larger than 150 square feet shall be like the principal structure it is associated with.
 - c) Children's playhouses: Children's playhouses and similar structures shall not be counted as an accessory building if they meet the following criteria:
 - 1. The structure does not exceed one story.
 - 2. The structure does not exceed ninety square feet in gross floor area.
 - d) Chicken coops shall not be counted as an accessory building and shall be reviewed for compliance with Section 5.12 as a part of the application to keep chickens. Building permit(s) are not required for chicken coops.
- E. For CB and GB Commercial Districts: Accessory buildings shall be subordinate to the principal building regarding size and height.
- a) The roofing and siding materials of accessory buildings larger than 784 square feet shall be like the principal structure it is associated with.
- F. For LI and HI Industrial Districts: Accessory buildings are not required to be subordinate to the principal building regarding size and height.
- a) The roofing and siding materials of accessory buildings larger than 1024 square feet shall be like the principal structure it is associated with.

BE IT FURTHER ORDAINED by the City Council of the City of Harrisburg that this Ordinance shall become effective in accordance with law.

Date Adopted:

Derick Wenck, Mayor

Attest:

Deb Harris, Finance Officer

Contents

- 01 Cover Sheet
- 02 Regional Investment
- 03 273rd Street Priority Segments
- 04 Rural | 125' Right-of-Way
- 05 Urban | 150' Right-of-Way
- 06 Downtown | 83' Right-of-Way
- 07 Trail | Lake Alvin

273rd Street Improvements

Heritage Parkway - Lake Alvin | Lincoln County, South Dakota



SEI #22322 03/02/2023

Regional Investment | Heritage Parkway - Lake Alvin

273rd Street: Creating Connections

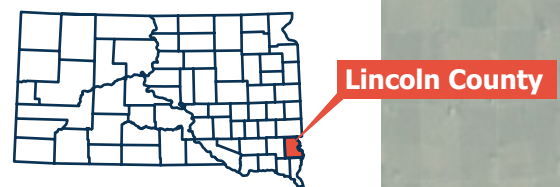
The City of Harrisburg is requesting funding for the 273rd Street corridor from Heritage Parkway in Tea, SD, through Harrisburg, SD, and ultimately to the Iowa state border. This east-west corridor is a key link in the Lincoln County transportation network, connects multiple communities, and provides access to north Lincoln County destination locations such as Lake Alvin State Recreation Area.

This funding package includes all aspects to properly acquire right-of-way from adjacent property owners, geotechnical and environmental exploration, survey and design, construction administration, removals of existing infrastructure, and build a comprehensive roadway.

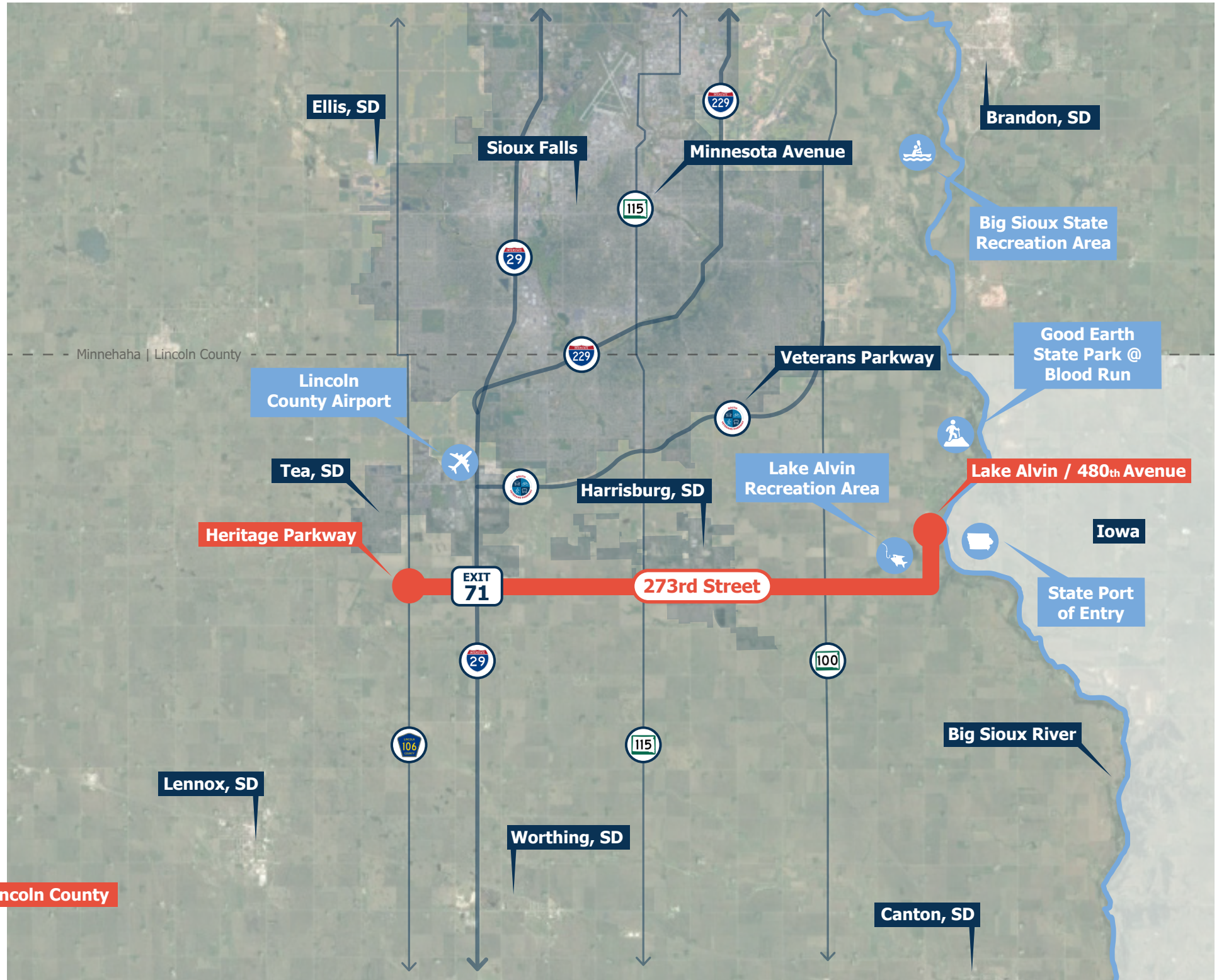
Key elements to be designed and built throughout this corridor are a 5-lane urban concrete roadway section with center median and turn lanes, connecting 3-lane asphalt rural roadway sections, widen sidewalks and adjacent bicycle trail, separated recreational trail along Lake Alvin, right of way fencing, landscaping, street trees, natural rock outcroppings, above ground planters, and corridor defining vertical streetscape elements. This corridor also connects downtown Harrisburg. The Downtown Harrisburg area of the roadway will include additional community features such as on street parking, concrete planters, colored specialty paving, benches, bicycle racks, litter receptacles, and community art.

Utility improvements and extensions will also open up this corridor for thousands of acres of redevelopment opportunities for Tea, Harrisburg, Sioux Falls, and Lincoln County. These utility improvements include water main distribution system, new water tower in partner with North Lincoln County Rural Water System, sanitary sewer distribution system and trunk sewer along Nine Mile Creek, storm sewer drainage, street lighting, power and lighting for streetscape elements and street trees, and signalized intersections.

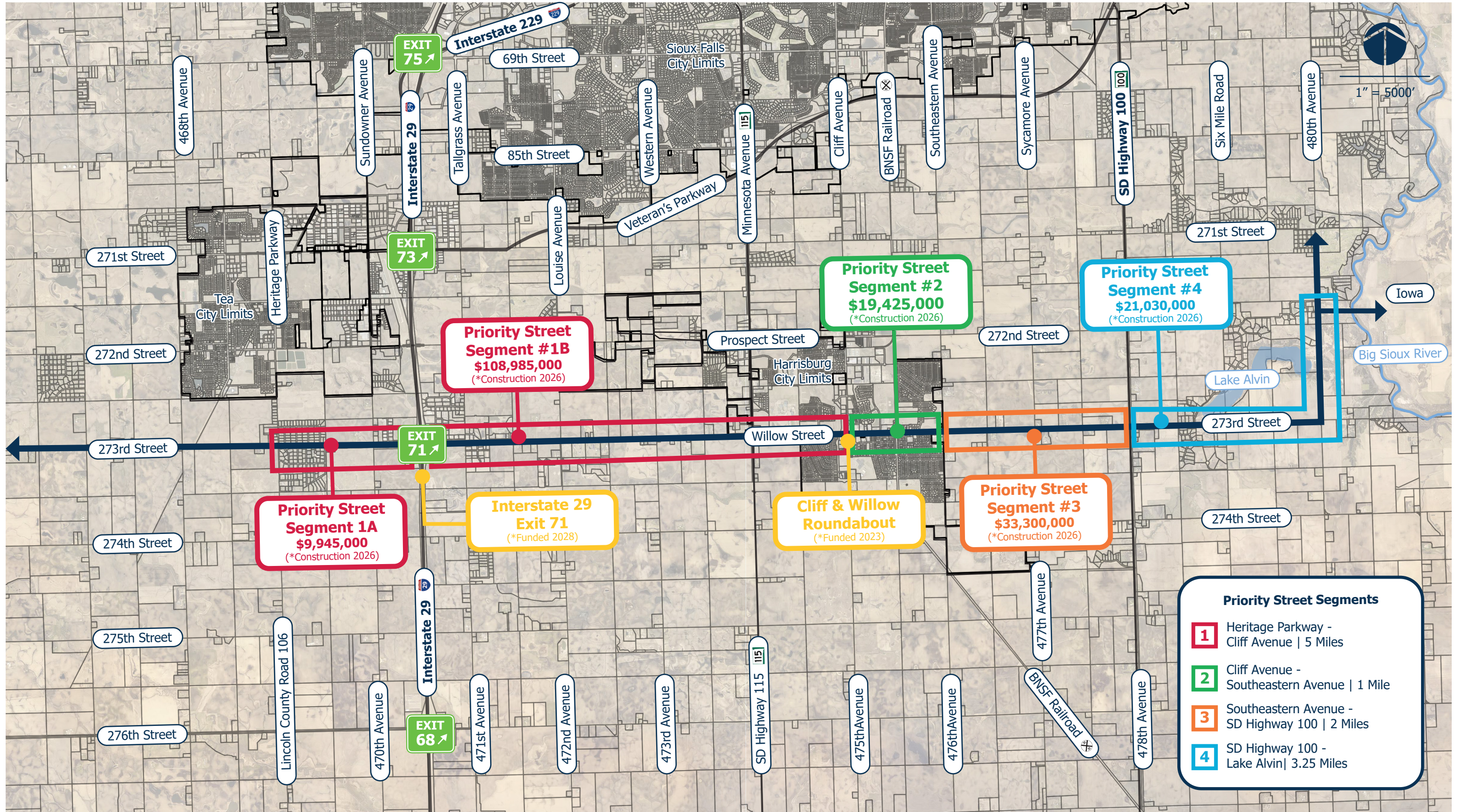
This corridor will shape the future of Tea, Harrisburg, Sioux Falls, Lincoln County, and their associated utility providers for decades to come. Help us realize this dream and open up this area for future investment.



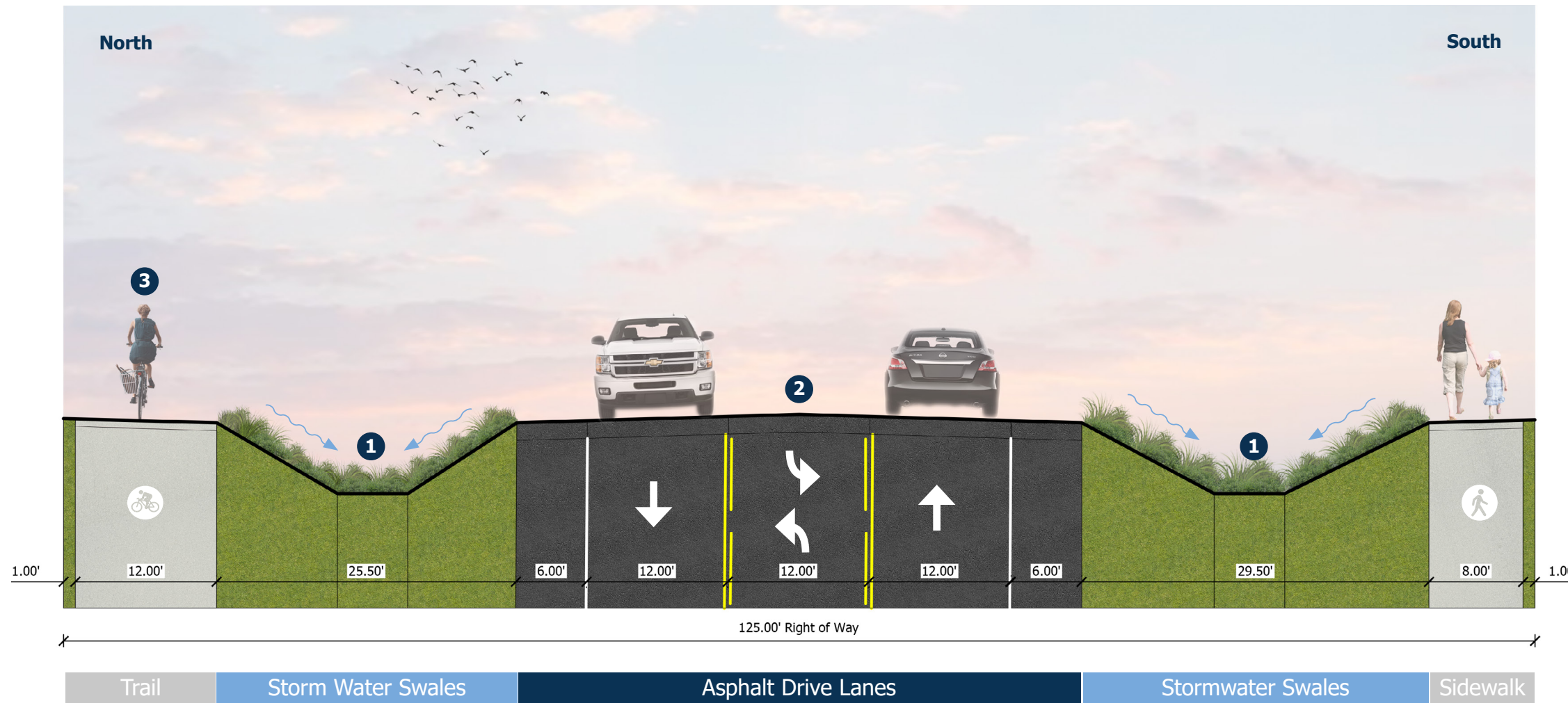
Regional Context



273rd Street Priority Segments | Heritage Parkway - Lake Alvin



Rural | 125 foot Right-of-Way

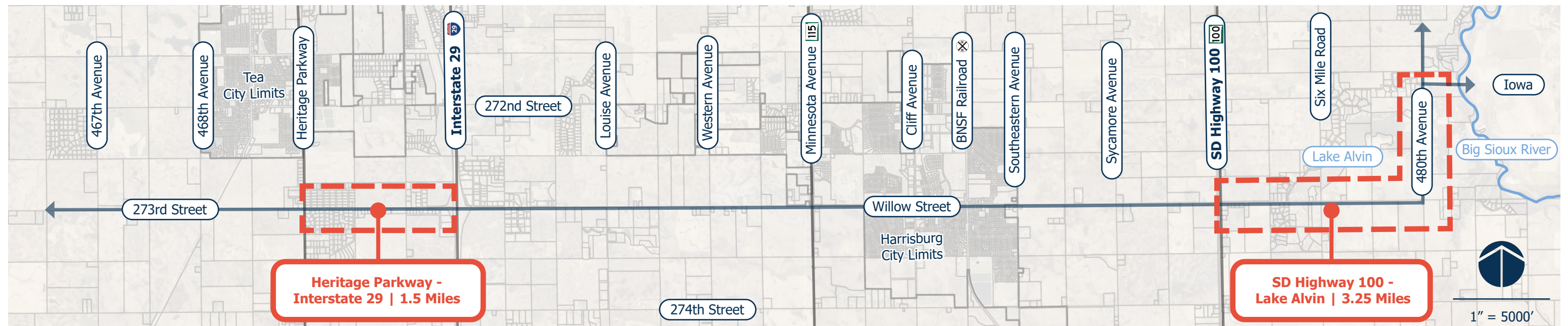


Priority Segments

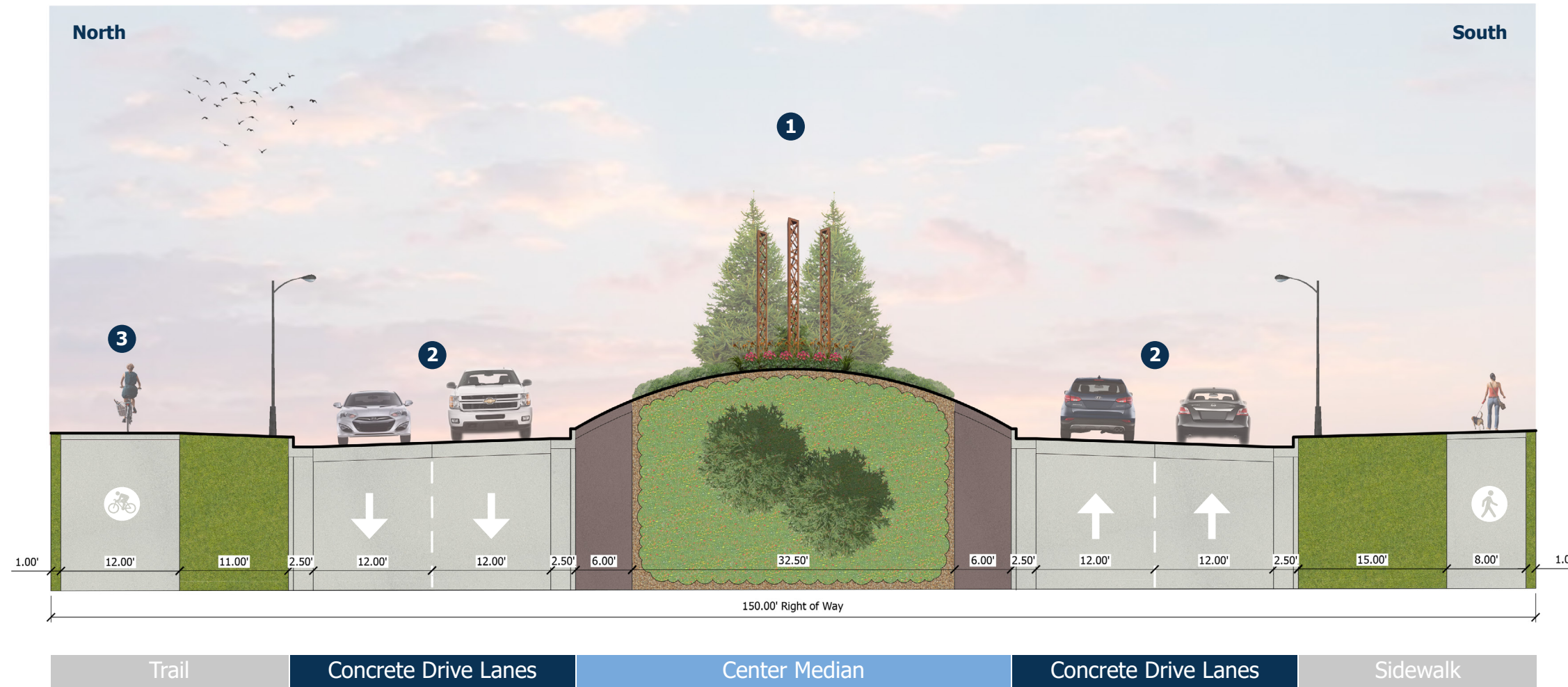
- Segment 1A + Segment 4

Design Components:

- 1 Storm Water Swales:**
 - Native plantings are added along the road-side to capture storm water runoff and filter out pollutants.
- 2 Intersection Turn Lanes**
 - Driveways are consolidated into four-way intersections, where a center turn lane is added, to provide a safer environment for drivers, bicyclists, and pedestrians.
- 3 12' Wide Trail Surface**
 - Community trail connecting, cities, recreation areas, existing paths, and major routes.



Urban | 150 Foot Right-of-Way

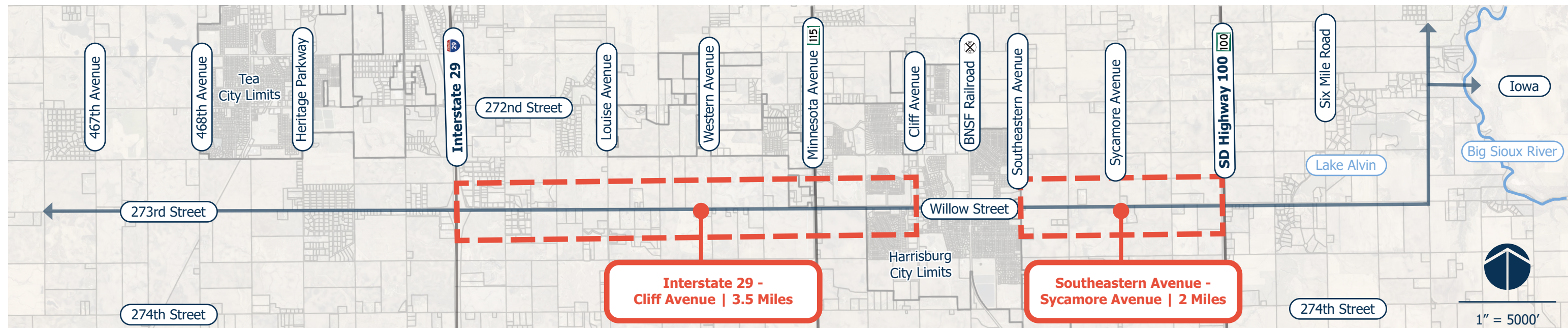


Priority Segments

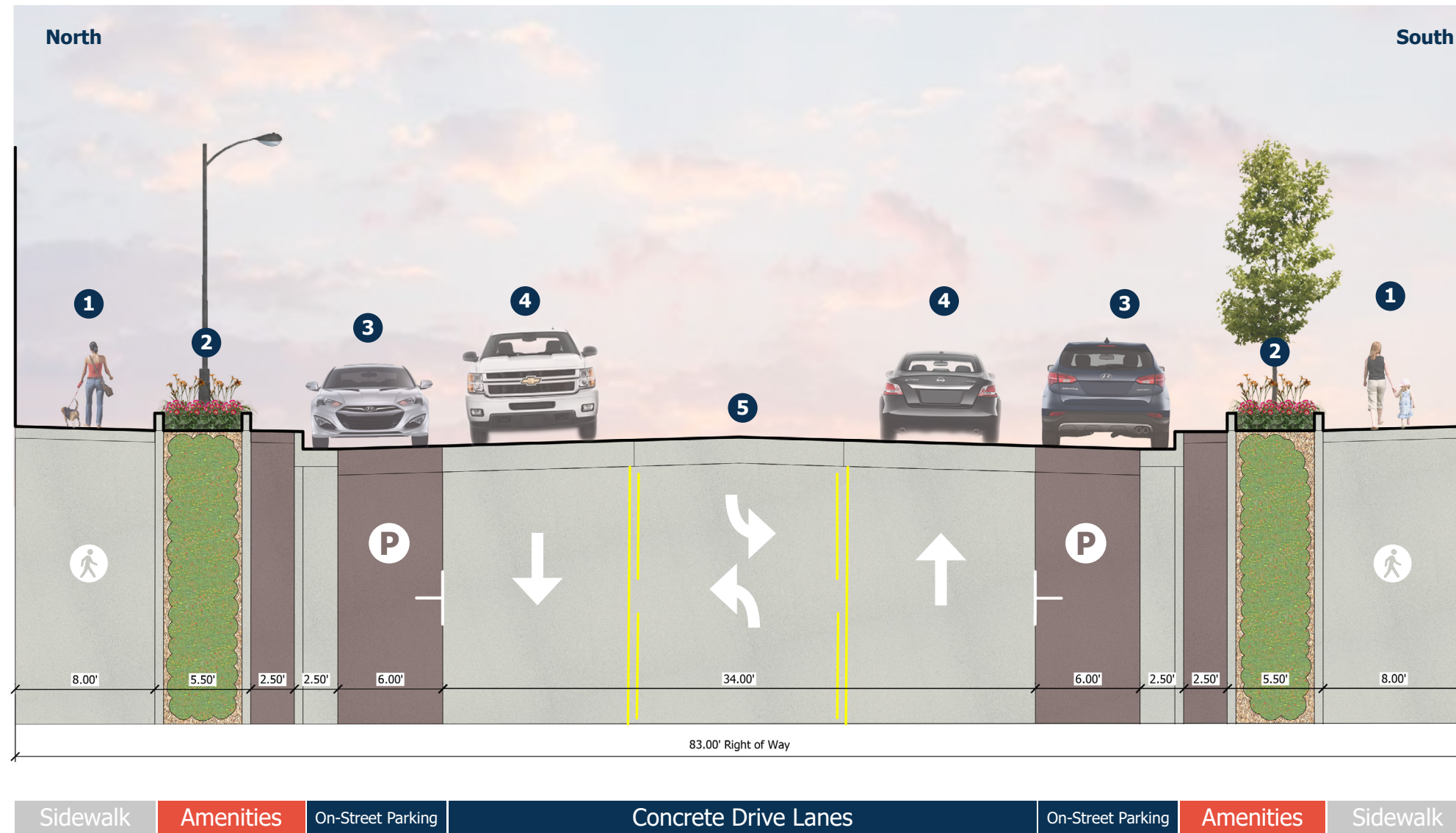
- Segment 1 + Segment 3

Design Components:

- 1 Planted Center Median:**
 - A planted center median is added to the center of the roadway that accommodates landscaping and community gateway elements for a distinct streetscape.
- 2 Separated Drive Lanes**
 - East and westbound traffic lanes are divided by a center median to enhance safety and create a unique corridor.
- 3 12' Wide Trail Surface**
 - Community trail connecting, cities, recreation areas, existing paths, and major routes.



Downtown | 83 Foot Right-of-Way

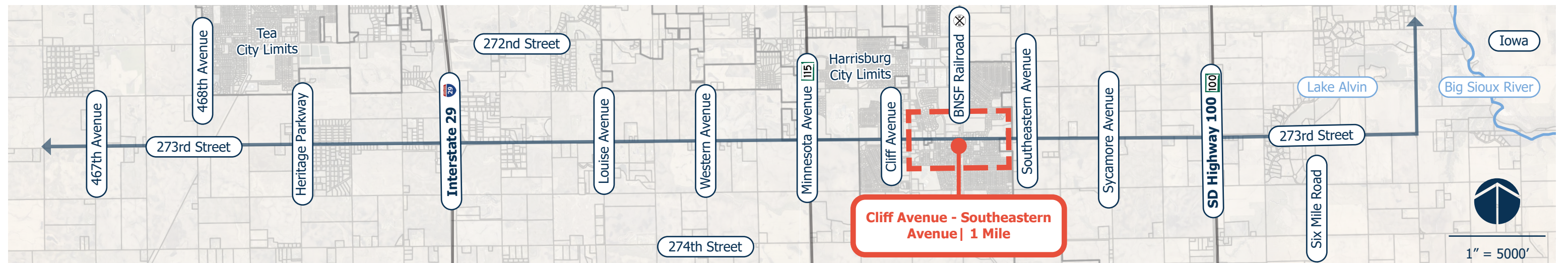


Priority Segment

- Segment 2

Design Components:

- 1 8' Wide Urban Sidewalks**
 - Eight foot sidewalks allow for two people, side by side, to walk with ease through the downtown setting.
- 2 Curbed Planters**
 - Curbed planters are strategically implemented through the pedestrian space to soften a concrete dominated area while containing the landscape materials for ease of maintenance.
- 3 On-Street Parallel Parking**
 - On-street parking is differentiated from the drive lanes with colored concrete.
- 4 11' Traffic Lane**
 - East and west bound traffic lanes are reduced to 11' wide to reduce vehicle speed in a pedestrian friendly environment.
- 5 12' Center Turn Lane**
 - A center turn lane is widened for easier traffic movement and access to businesses.



Trail | Lake Alvin

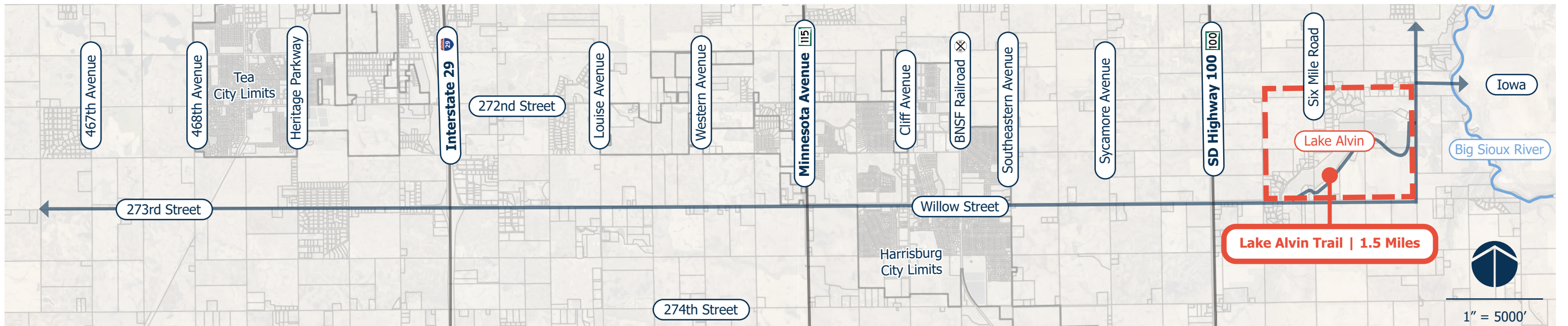


Priority Segments

- Segment 4

Trail Design Components:

- 1 12' Wide Trail Surface**
 - A trail that allows all areas of Lake Alvin to be explored with a connection to the trail on the north side of Willow Street.
- 2 Preserve Existing Vegetation**
 - Provide an opportunity to experience the lake's surroundings by using native plantings, improving shore stabilization, and maintaining a variety of ecosystems that make Lake Alvin a nature destination.



City of Harrisburg
Month-by-Month Comparison

	January			February			March			April			May		
	2022	2023	2024	2022	2023	2024	2022	2023	2024	2022	2023	2024	2022	2023	2024
New Homes	7	1	0	7	1	10	25	2	6	23	16	10	8	9	4
Finish Lower Level	12	4	5	9	8	5	9	6	3	2	2	6	5	3	7
Fence	0	0	0	1	0	2	6	0	9	12	12	16	10	19	30
Commerical/Industrial		3	1		0	2		2	3		0	6		2	4
Other	16	0	2	6	5	3	19	16	12	20	52	19	66	71	23
Total Permits	35	8	8	23	14	22	59	26	33	57	82	57	89	104	68
Running Total	35	8	8	58	22	30	117	48	63	174	130	120	263	234	188

	June			July			August			September			October		
	2022	2023	2024	2022	2023	2024	2022	2023	2024	2022	2023	2024	2022	2023	2024
New Homes	5	11	9	12	9	6	19	4	2	6	9	11	7	15	5
Finish Lower Level	2	2	2	5	2	3	2	5	2	6	2	5	5	1	5
Fence	12	11	14	8	11	10	8	12	11	9	5	14	7	7	6
Commerical/Industrial		0	5		0	7		2	8		1	4		3	5
Other	44	33	16	148	35	16	151	30	25	99	13	20	69	14	14
Total Permits	63	57	46	173	57	42	180	53	48	120	30	54	88	40	35
Running Total	326	291	234	499	348	276	679	401	324	799	431	378	887	471	413

	November			December		
	2022	2023	2024	2022	2023	2024
New Homes	0	5		2	1	
Finish Lower Level	5	6		3	6	
Fence	2	7		1	2	
Commerical/Industrial		3			0	
Other Permits	13	15		8	5	
Total Permits	20	36		14	14	
Running Total	907	507		921	521	



	Permitted New Homes		
	2022	2023	2024
January	7	1	0
February	7	1	10
March	25	2	6
April	23	16	10
May	8	9	4
June	5	11	9
July	12	9	6
August	19	4	2
September	6	9	11
October	7	15	5
November	0	5	
December	2	1	
TOTAL	121	83	63

City of Harrisburg
Building Permits Issued October 2024

Date	Permit #	Property Owner	Description of Project	Contractor	Total Valuation	Property Address	City
10/1/2024	20240438	Hildebrand, Jodi	Fence	Fortress Fence	5,200.00	407 Quinn Avenue	Harrisburg
10/1/2024	20240441	Medema, Don & Glenda	Residential Swimming Pool	Combined Pool & Spa	15,000.00	1800 Tom Sawyer Trail	Harrisburg
10/2/2024	20240423	Klosterman-Oolman, Patricia	Fence	Oolman, Steven	6,000.00	610 Creekside Trail	Harrisburg
10/3/2024	20240442	Wolfe, Craig & Terri	Deck	Brandon Childress Construction	14,000.00	606 Chestnut Street	Harrisburg
10/3/2024	20240444	Christion, Maurice & Brittany	Remodel	Christion, Maurice & Brittany	1,400.00	704 Brannon Drive	Harrisburg
10/3/2024	20240445	Harms, Benjamin & Anne	Deck	Harms, Benn	4,000.00	410 Thelma Avenue	Harrisburg
10/3/2024	20240446	Meyer, Gage	Remodel	Meyer, Gage	2,000.00	504 Miah Street	Harrisburg
10/3/2024	20240439	Zara Properties	Residential Reshingle	Madrigal, Oscar	5,000.00	211 Elm Street	Harrisburg
10/3/2024	20240448	Klutman, Bill	Residential Reshingle	Klutman, Bill	8,000.00	100 Ivy Lane	Harrisburg
10/7/2024	20240452	Jordahl, Nathyn	Lower Level Finish	Jordahl, Nathyn	45,000.00	502 Highland Street	Harrisburg
10/8/2024	20240458	Wubben, Andrew & Taylor	Fence	Complete Fence	14,877.00	447 Blue Ox Circle	Harrisburg
10/10/2024	20240461	Quien Rentals, LLC	Remodel (Sheetrock)	Quien, Mitch	2,500.00	108 W. Willow Street	Harrisburg
10/10/2024	20240460	Boer, Jeff (New Owners)	Fence	American Fence Company	11,735.00	1827 Tom Sawyer Trail	Harrisburg
10/11/2024	20240465	Wellman, Garrett	Deck	Wellman, Garrett	2,500.00	605 Hillside Street	Harrisburg
10/15/2024	20240457	Harrisburg Public Schools 41-2	Monument Sign	Pride Neon	10,840.00	501 W. Twin Creeks Drive	Harrisburg
10/15/2024	20240459	Sharphol, Marne	Accessory Structure	Sharphol, Marne	843.00	505 Cottonwood Drive	Harrisburg
10/15/2024	20240462	Grand Vision Homes, LLC	New Single-Family Home	Grand Vision Homes, LLC	380,000.00	501 Huckleberry Trail	Harrisburg
10/15/2024	20240463	Grand Vision Homes, LLC	New Single-Family Home	Grand Vision Homes, LLC	380,000.00	507 Huckleberry Trail	Harrisburg
10/16/2024	20240466	Wubben, Andrew & Taylor	Lower Level Finish	Wubben, Andrew	40,000.00	447 Blue Ox Circle	Harrisburg
10/16/2024	20240474	Not Available	Garage Finish	Not Available	2,500.00	414 Thelma Avenue	Harrisburg
10/16/2024	20240467	Klimper, Trenton	Mechanical	Waterbury Heating & Cooling	15,622.00	611 United Avenue	Harrisburg
10/16/2024	20240470	Amcoon Concrete Products, LLC	Non-Residential Equipment Replacement	Vinco, Inc.	5,000.00	101 Industrial Road	Harrisburg
10/18/2024	20240475	Polreis, Nicole	Fence	#1 Property Care	7,140.00	1100 Ash Grove Street	Harrisburg
10/18/2024	20240468	Zomer, Darrin	Lower Level Finish	Zomer, Darrin	42,000.00	1719 Ethan Street	Harrisburg
10/21/2024	20240471	Signature Companies, LLC	New Single-Family Home	Signature Companies, LLC	270,000.00	209 Plainside Avenue	Harrisburg
10/21/2024	20240472	Signature Companies, LLC	New Single-Family Home	Signature Companies, LLC	260,000.00	213 Plainside Avenue	Harrisburg
10/21/2024	20240473	Signature Companies, LLC	New Single-Family Home	Signature Companies, LLC	245,000.00	214 Plainside Avenue	Harrisburg
10/21/2024	20240480	Pahl, Larry & Deborah	Deck	Pahl, Larry	1,500.00	510 Laura Street	Harrisburg
10/22/2024	20240481	Harms, Anne & Benjamin	Residential Swimming Pool	Splash City	15,000.00	410 Thelma Avenue	Harrisburg
10/23/2024	20240479	Jiskoot, Brian & Wynter	Lower Level Finish	Jiskoot, Brian	25,000.00	428 Adrianna Avenue	Harrisburg
10/23/2024	20240477	Heil, Jennifer	Lower Level Finish	Barnhardt, Zac	25,000.00	445 Bunyan Drive	Harrisburg
10/28/2024	20240484	Santema, Norma	Accessory Structure	Gruis, Stan	6,311.00	151 Thelma Avenue	Harrisburg
10/28/2024	20240447	Bernhard Investments, LLC	Freestanding Sign	Book Your Billboard	340,000.00	27240 SD Hwy 115	Harrisburg
10/30/2024	20240489	SDK Properties, LLC	Non-Residential Reshingle	Harvey's Five-Star Roofing	28,291.96	27246 SD Hwy 115	Harrisburg
10/31/2024	20240490	Tran, Tommy & Lexus	Fence	Childers, Nate	6,000.00	202 Creekside Avenue	Harrisburg