

**City of Harrisburg Planning Commission**  
**Approved Meeting Minutes for July 8, 2025, Meeting at 6:00 P.M.**  
**Union Social Meeting Room**  
**310 Industrial Drive, 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 July 8, 2025.

**2. Roll Call**

Commissioners Matthew Irish, Collin McKenzie, Jon Kraft, Jim Nielsen, and Chairperson Bruce Bicknase were present. Chad Huwe, Jen Cleveland, and Deputy City Administrator Heath VonEye were present on behalf of City Planning & Zoning; City Alderman and City Council Liaison Chris Kindt and City Alderman Pete Wodzinski were also present. Public present included Doug Pederson, Cam Troung, Lang Phan, Kevin Larson, Kristin Tassler, Terry Anderson, Josh Tetcham, Damen Rusk, Jason Tjeerdsma, Clint Brunner, Jesse Morris, Mitch Mergen, Michael Verley, and Nic McConnell.

**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 Nielsen, seconded by Commissioner Irish, to approve the agenda. A voice vote was taken. Yeas: Irish, McKenzie, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 5-0.

**5. Approval of Minutes**

a. Approval of minutes from the June 10, 2025 Planning Commission meeting.

Chairperson Bicknase asked if there were any changes to the draft meeting minutes for June 10, 2025. No corrections were presented. A motion was made by Commissioner McKenzie, seconded by Commissioner Nielsen, to approve the meeting minutes. A voice vote was taken. Yeas: Irish, McKenzie, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 5-0.

**6. Regular Agenda**

a. APPLICATION: Review and recommendation to City Council an application to rezone the following properties legally described as: Lots 1, 2, 4, and 5 of Block 2 and Lots 3, 4, and 9 of Block 1, all of Whiskey Creek Addition from NR Natural Resource to R-1 Single-Family Detached Residential.

Applicant: Sandy Wolfwinkel

Location: 601 Serenity Place, Parcel # 271.18.02.001; 607 Serenity Place, Parcel # 271.18.02.002; 645 Serenity Place, Parcel # 271.18.02.004; 651 Serenity Place, Parcel # 271.18.02.005; and 620 Serenity Place, Parcel # 271.18.01.003; 626 Serenity Place, Parcel # 271.18.01.004; 650 Serenity Place, Parcel # 271.18.01.009.

1. Public hearing
2. Commission Action

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

A motion was made by Commissioner Irish, seconded by Commissioner Nielsen, to recommend approval to City Council. A voice vote was taken. Yeas: Irish, McKenzie, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 5-0.

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- b. APPLICATION: Review and recommendation to City Council an application to rezone the property legally described as N80' of Outlot 1, East Harrisburg Addition from GB General Business to CB Central Business.

Applicant: Pederson Contracting Corp.

Location: 101 Milwaukee Avenue, Parcel # 270.35.00.001

1. Public hearing
2. Commission Action

Chad Huwe presented a summary of the application and staff report. The applicant, Doug Pederson, was present and spoke regarding the application request. The floor was opened for public comment. Terry Anderson spoke in favor of the rezone request. Hearing no additional public comments, Chairperson Bicknase closed the public hearing.

A motion was made by Commissioner Irish, seconded by Commissioner Nielsen, to recommend approval to City Council. A voice vote was taken. Yeas: Irish, McKenzie, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 5-0.

- c. APPLICATION: Review a Conditional Use Permit application for a Planned Unit Development on the property legally described as Lot 2, Block 1, Rix Addition, City of Harrisburg.

Applicant: S & Z LLC

Location: 1434 Mary Place, Parcel # 270.84.01.002

1. Public hearing
2. Commission Action

Chad Huwe presented a summary of the application and staff report. Michael Verley was present and spoke regarding the application request. The floor was opened for public comment. Nic McConnell spoke in favor of the rezone request. Hearing no additional public comments, Chairperson Bicknase closed the public hearing.

A motion was made by Commissioner Irish, seconded by Commissioner Nielsen, to approve the Planned Unit Development as presented allowing the following uses:

Tiger Estates Apartments Planned Unit Development:

1. One (1) Mixed Use Building, to include:
  - i. Multi-family residences (apartments)
  - ii. Office for Tiger Estates personnel & management
  - iii. Property maintenance shop & storage for Tiger Estates management
  - iv. Interior Storage units to be rented/used Tiger Estates residents
2. One (1) Detached Garage Structure to be rented/used by Tiger Estates tenants
3. Reduced rear yard setback to 6'

A voice vote was taken. Yeas: Irish, McKenzie, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 5-0.

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**7. New Business**

- a. APPLICATION: Review and recommendation to City Council Birdie View Preliminary Plan
1. Commission Action

Chad Huwe presented a summary of the Birdie View Preliminary Plan and staff report. Jesse Morris was present on behalf of Birdie View, LLC to speak and answer questions from the Planning Commission. Public comment was heard from James Flander, Jason Tjeerdsma, and Clint Brunner.

A motion was made by Commissioner Nielsen, seconded by Commissioner Irish, to recommend approval to City Council. A voice vote was taken. Yeas: Irish, McKenzie, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 5-0.

- b. APPLICATION: Review and recommendation to City Council a plat application for Tract 5 of McNeil Addition.
1. Commission Action

Chad Huwe presented a summary of the plat application and pre-annexation agreement. A motion was made by Commissioner Irish, seconded by Commissioner McKenzie, to recommend approval to City Council. A voice vote was taken. Yeas: Irish, McKenzie, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 5-0.

**8. Old Business**

No old business was discussed.

**9. Administrative Reports and Commission Input**

- a. Commission input.
- Commissioner Nielsen commented that he would not be at August 12, 2025 Planning Commission meeting.
- b. Building permit reports for June 2025.
- Jen Cleveland provided a brief summary of the June building permit reports.
- c. Plats filed in June 2025
- Lot 31 in Block 6 of the Mydland Estates Addition
  - Lot A in Tract 1 of the Oppold Addition
  - Lots 9 and 10 in Block 11 of the Devitt Farm Addition

**10. Adjournment**

A motion to adjourn was made at 7:01 p.m. by Commissioner McKenzie, seconded by Commissioner Nielsen. A voice vote was taken. Yeas: Irish, McKenzie, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

*Respectfully Submitted,*  
*Jen Cleveland*  
*City of Harrisburg Planning & Zoning*