

**HARRISBURG PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING OF NOVEMBER 8, 2022
HELD AT 6:00 P.M. IN THE CITY HALL CONFERENCE ROOM**

CALL TO ORDER

Chairman Bicknase called the meeting to order at 6:00 p.m. Present were members Bicknase, Doyen, Hiles, Hogan, Irish, McKenzie, and Schipper as well as McMahon, Savage and six guests.

APPROVAL OF AGENDA

1. To approve the agenda for the November 8, 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 Commission meeting of October 11, 2022.

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

PUBLIC COMMENT ON NON-AGENDA ITEMS

No public comment was offered at this time.

PUBLIC HEARING

3. A Public Hearing has been scheduled for 6:05 p.m. to accept public input on a request by Gary Harr to Amend the Zoning of the E $\frac{1}{2}$ SE $\frac{1}{4}$, less Wilson Addition and Green Meadows Addition, from the current A-1 Agricultural Zoning District to R-1 Single Family Detached District (approximately 13.7 acres), R-2 Low Density Zoning District (approximately 22.14 acres), and R-3 Multi-Family Zoning District as shown on the Zoning Exhibit.

Chairman Bicknase called the Public Hearing to order at 6:05 p.m. McMahon described the proposed development and rezone request and Gary Harr answered questions from the Commission. Chairman Bicknase adjourned the Public Hearing at 6:08 p.m.

NEW BUSINESS

4. Review of the Preliminary Subdivision Plan for Twin Creeks Addition, located in the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 2, T99N, R50W, 5th P.M., City of Harrisburg, Lincoln County, SD.

This item was informational only and will be placed on a future agenda for consideration. Harr described some of the design challenges (pipelines and streets) that are still not resolved.

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5. Recommendation to City Council on the Zoning Amendment Request by Gary Harr to Amend the Zoning of the E $\frac{1}{2}$ SE $\frac{1}{4}$, less Wilson Addition and Green Meadows Addition, from the current A-1 Agricultural Zoning District to R-1 Single Family Detached District (approximately 13.7 acres), R-2 Low Density Zoning District (approximately 22.14 acres), and R-3 Multi-Family Zoning District as shown on the Zoning Exhibit.

Doyen moved, with Irish seconding, to recommend to the City Council that this rezone request be approved. The motion was approved by a unanimous vote.

6. Review of the Plat of Tracts 1, 2, & 3 of Slack's Addition, located in the NE $\frac{1}{4}$ of Section 9, T99N, R49W, 5th P.M., Lincoln County, South Dakota.

After a brief review, Schipper moved, with Doyen seconding, to approve this plat and to recommend to the City Council that this plat be approved. The motion was approved by a unanimous vote.

7. Review of the Plat of Lots 1 & 2 of Lake Alvin Subdivision, located in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 33, T100N, R49W, 5th P.M., Lincoln County, South Dakota.

After a brief review, Schipper moved, with Irish seconding, to approve this plat and to recommend to the City Council that this plat be approved. The motion was approved by a unanimous vote.

8. Discussion with landowner about development of a part of Tract 1 of Sejnoha Addition

Dustin Sejnoha and Chad Javers were present to describe the proposed subdivision of Tract 1 into 2 lots with the smaller lot to be rezoned as commercial. They propose to build a 9,000 square foot building to be used for offices and personal storage on this commercial lot. They noted that the use of the lot and building may change as neighborhood development occurs. The Commission expressed concerns over the appearance of the proposed building but noted that it is far enough away from Western Avenue that screening should be effective to minimize the impact on surrounding properties.

Clark Huffman asked for a brief discussion, under Public Input, of the impact of Greyhawk Estates on his property on the south side of 274th Street and west of Southeastern Avenue. He stated his concern about the appearance of proposed storage units in the southwest corner of Greyhawk Estates, which might have an adverse impact on the development of his property for residential use. He asked that the Commission please keep this in mind when the CUP for the storage units is considered.

ADMINISTRATIVE REPORTS AND COMMISSION INPUT

9. Building and development activity reports for October, 2022.

McMahon reported on the slow down in building activity over the last couple of weeks but noted several commercial development projects that will be occurring in 2023.

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10. Commission Member input.

There was a brief discussion of the number of shingles permits issued and how many roofing projects remain to be done.

ADJOURNMENT

Schipper moved, with Doyen seconding, to adjourn. The motion was approved by a unanimous vote. The Commission meeting adjourned at 7:02 p.m.

Respectfully submitted,

Michael McMahon
Planning & Zoning Administrator