

City of Harrisburg Planning Commission
Agenda for February 11, 2025, Meeting at 6:00 P.M.
Heritage 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 draft minutes of the January 14, 2025 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 regarding an application to rezone a portion of the SE1/4 of the SE1/4 of Section 26, Township 100 North, Range 50 West of the 5th Principal Meridian, Parcel # 270.62.66.4011. (Black Dog, LLC)
2. A public hearing has been scheduled for 6:00 p.m. or shortly thereafter to accept public input regarding an application for an amendment to a Conditional Use Permit for an off-premises digital sign at 27249 SD Highway 115. (Cyclops Media)

New Business

3. Review and recommendation to the City Council an application to rezone a portion of the SE1/4 of the SE1/4 of Section 26, Township 100 North, Range 50 West of the 5th Principal Meridian, Parcel # 270.62.66.4011. (Black Dog, LLC)
4. Review an application for an amendment to a Conditional Use Permit for an off-premise digital sign at 27249 SD Highway 115. (Cyclops Media)

Administrative Reports and Commission Input

1. Review proposed revisions to Harrisburg Zoning Regulations regarding billboards and electronic signs.
2. Commission input.
3. Building permit reports for January 2025.
4. Plats filed in January 2025
 - None.

Adjournment

City of Harrisburg Planning Commission
Draft Meeting Minutes for January 14, 2025, Meeting at 6:00 P.M.
Heritage Board Room
200 E. Willow Street, Harrisburg, SD

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 January 14, 2025. Commissioners Matthew Irish, Jason Schipper, Jim Nielsen, and Chairperson Bruce Bicknase were present. Chad Huwe and Jen Cleveland were present on behalf of City Planning & Zoning. Alderman Pete Wodzinski and City Administrator Amanda Mack were also present.

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 as presented. A voice vote was taken. Yeas: Irish, Schipper, Nielsen, Bicknase. Nays: None. Motion carried 4-0.

Approval of the Meeting Minutes

1. Approve the draft minutes of the November 12, 2024 meeting.

Chairperson Bicknase asked if there were any changes to the meeting minutes of November 12, 2025, draft meeting minutes. No revisions were presented. A motion was made by Commissioner Schipper, seconded by Commissioner Irish, to approve the meeting minutes. A voice vote was taken. Yeas: Irish, Schipper, Nielsen, Bicknase. Nays: None. Motion carried 4-0.

Old Business

No old business was discussed.

Public Comment on Non-Agenda Items

City Administrator Amanda Mack introduced herself as the new Harrisburg City Administrator and thanked the Planning Commission members for their service to Harrisburg.

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 6A, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.006A) from R-2 Low Density Residential to R-1 Single-Family Detached Residential.
 - b) Rezone Lot 12, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.012) from R-2 Low Density Residential to R-1 Single-Family Detached Residential.
 - c) Rezone Tract 1, Block 6, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.06.100) from R-2 Low Density Residential to NR Natural Resources.
 - d) Rezone Tract 2, Block 6, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.06.200) from R-2 Low Density Residential to NR Natural Resources.

Chairperson Bicknase opened the public hearing at 6:06 p.m. No public comment was

City of Harrisburg Planning Commission
Draft Meeting Minutes for January 14, 2025, Meeting at 6:00 P.M.
Heritage Board Room
200 E. Willow Street, Harrisburg, SD

received.

2. A public hearing has been scheduled for 6:00 p.m. or shortly thereafter to accept public input regarding an application for an amendment to a Conditional Use Permit for an off-premises digital sign at 27249 SD Highway 115. (Cyclops Media)

Chairperson Bicknase opened the public hearing at 6:06 p.m. Jen Cleveland commented that the applicant for this item has requested the item be postponed to a later date and will be re-advertised as a public hearing at that time. No additional comments were made.

3. 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 for the relocation of an off-premises static billboard at 27249 SD Highway 115. (Lamar Outdoor Advertising)

Chairperson Bicknase opened the public hearing at 6:06 p.m. Jen Cleveland commented that the applicant had withdrawn this application. No additional comments were made.

4. A public hearing has been scheduled for 6:00 p.m. or shortly thereafter to accept public input regarding the creation of tax increment district number six.

Chairperson Bicknase opened the public hearing at 6:06 p.m. Jen Cleveland commented that the applicant for this item has requested the item be postponed to a later date and will be re-advertised as a public hearing at that time. No additional comments were received; therefore, Chairperson Bicknase closed the public hearings at 6:06 p.m.

New Business

1. Review and recommendation to the City Council a request to rezone the following properties as follows:
 - a) Rezone Lot 6A, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.006A) from R-2 Low Density Residential to R-1 Single-Family Detached Residential.
 - b) Rezone Lot 12, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.012) from R-2 Low Density Residential to R-1 Single-Family Detached Residential.
 - c) Rezone Tract 1, Block 6, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.06.100) from R-2 Low Density Residential to NR Natural Resources.
 - d) Rezone Tract 2, Block 6, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.06.200) from R-2 Low Density Residential to NR Natural Resources.

Chad Huwe presented a summary of the applications being forwarded by the Planning office. Commissioner Schipper made a motion, seconded by Commissioner Nielsen, to recommend approval of the applications to City Council. A voice vote was taken. Yeas: Irish,

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Draft Meeting Minutes for January 14, 2025, Meeting at 6:00 P.M.
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Schipper, Nielsen, Bicknase. Nays: None. Motion carried 4-0.

2. Election of officers for 2025.

Commissioner Schipper made a motion, seconded by Commissioner Irish, to elect Bruce Bicknase as Planning Commission Chairperson for 2025. Chairperson Bicknase asked if there were any other nominations. No other nominations were made. Therefore, a voice vote was taken to elect Bruce Bicknase as chairperson for 2025. Yeas: Irish, Schipper, Nielsen, Bicknase. Nays: None. Motion carried 4-0.

Commissioner Irish made a motion, seconded by Commissioner Nielsen, to elect Commissioner Schipper as Planning Commission Vice-Chairman for 2025. A voice vote was taken. Yeas: Irish, Schipper, Nielsen, Bicknase. Nays: None. Motion carried 4-0.

Administrative Reports and Commission Input

1. Commission input.

Chairperson Bicknase inquired about amendment drafts to the zoning regulations regarding signs. Jen Cleveland confirmed that staff is working on amendments specifically related to billboards and they will be brought forward for review soon.

2. Building permit reports for November and December 2024.

Jen Cleveland presented the issued building permit reports and the monthly comparison from previous years.

3. Plats filed in November 2024

- Lots 24-30, Block 6 and Lots 1-10, Block 8 of Mydland Estates Addition
- Lot 1A and 2A of Sunrise Addition
- Tract 30 & 31 of Industrial Park Addition
- Lot 1, Block 1 of Sejnoha Addition
- Lot H-4 of Dirks Addition

4. Plats filed in December 2024

- Lots 9A-9E, 10A-10C, 11A-11D, 12A-12C, 13A, 13B, 14A-14C, 15A & 15B, Block 1, Sunny Haven Estates
- Lots 1,2A,2B, 3-5 BLK 1; Lots 4 & 5, Block 2 & Lots 1-7 Block 3, Flatiron Crossing Addition
- Lot 12A, Tract 4, Green Meadow Addition

5. Planning Commission Calendar for 2025

Chairperson Bicknase pointed out that the November meeting is scheduled for Wednesday November 12, 2025, due to Veterans Day falling on Tuesday, November 11.

Adjournment

**City of Harrisburg Planning Commission
Draft Meeting Minutes for January 14, 2025, Meeting at 6:00 P.M.
Heritage Board Room
200 E. Willow Street, Harrisburg, SD**

A motion to adjourn was made at 6:23 p.m. by Commissioner Schipper, seconded by Commissioner Nielsen. A voice vote was taken. Yeas: Irish, Schipper, Nielsen, Bicknase. Nays: None. Motion carried 4-0.

*Respectfully Submitted,
Jen Cleveland*

DRAFT



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

Agenda Item Staff Report

Date: February 11, 2025
To: Planning Commission
From: Planning & Building Services

Agenda Item:

Rezone a portion of the SE1/4 of the SE1/4 of Section 26, Township 100 North, Range 50 West of the 5th Principal Meridian (Parcel ID: 270.62.66.4011) from LI Light Industrial to GB General Business.

Public Hearing:

Consent Agenda:

Business Item:

Information:

- The applicant is Doug Allen with Black Dog LLC.
- This parcel was zoned LI Light Industrial in 2018 with the property annexation.
- The approved preliminary plan identified this land as being zoned GB General Business.

Attachments:

Application
Plat
Notice of Public Hearing

Staff Recommendation:

Recommend approval to the City Council.




Zoning Amendment Application

Application Date: 1/16/25
Property Address: TBD
Legal Description: Lot 1 in Blk. 2 0 Flatiron Crossing Addition
Property size (acres): 7.924 ac.
Current Zoning District: Light Industrial
Proposed Zoning District: General Business


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

Purpose/Reason for zoning change request: In 2018, prior to developing we zoned the entire 62 ac. tract to Light Industrial at annexation of the property, now that its developed we see the need to refine the Cliff Ave frontage to it's highest and best use.

Applicant Name: Black Dog LLC. Doug Allen
Mailing Address: 48022 Timber Ridge Pl.
City/State/Zip: Harrisburg, SD. 57032
Phone: 605-351-6145 Email: doug@allenhomesd.com
Applicant Signature  Date 1/16/25

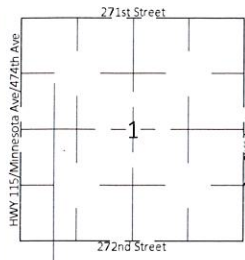
Property Owner: Black Dog LLC. Doug Allen
Mailing Address: Same as above
City/State/Zip: _____
Phone: _____ Email: _____

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

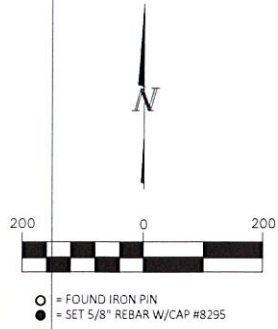
Legal Description: Lot 1 in block 2 of Flatiron Crossing Addition to Harrisburg, Lincoln County, SD.
Property Owner Signature  Date 1/16/25

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

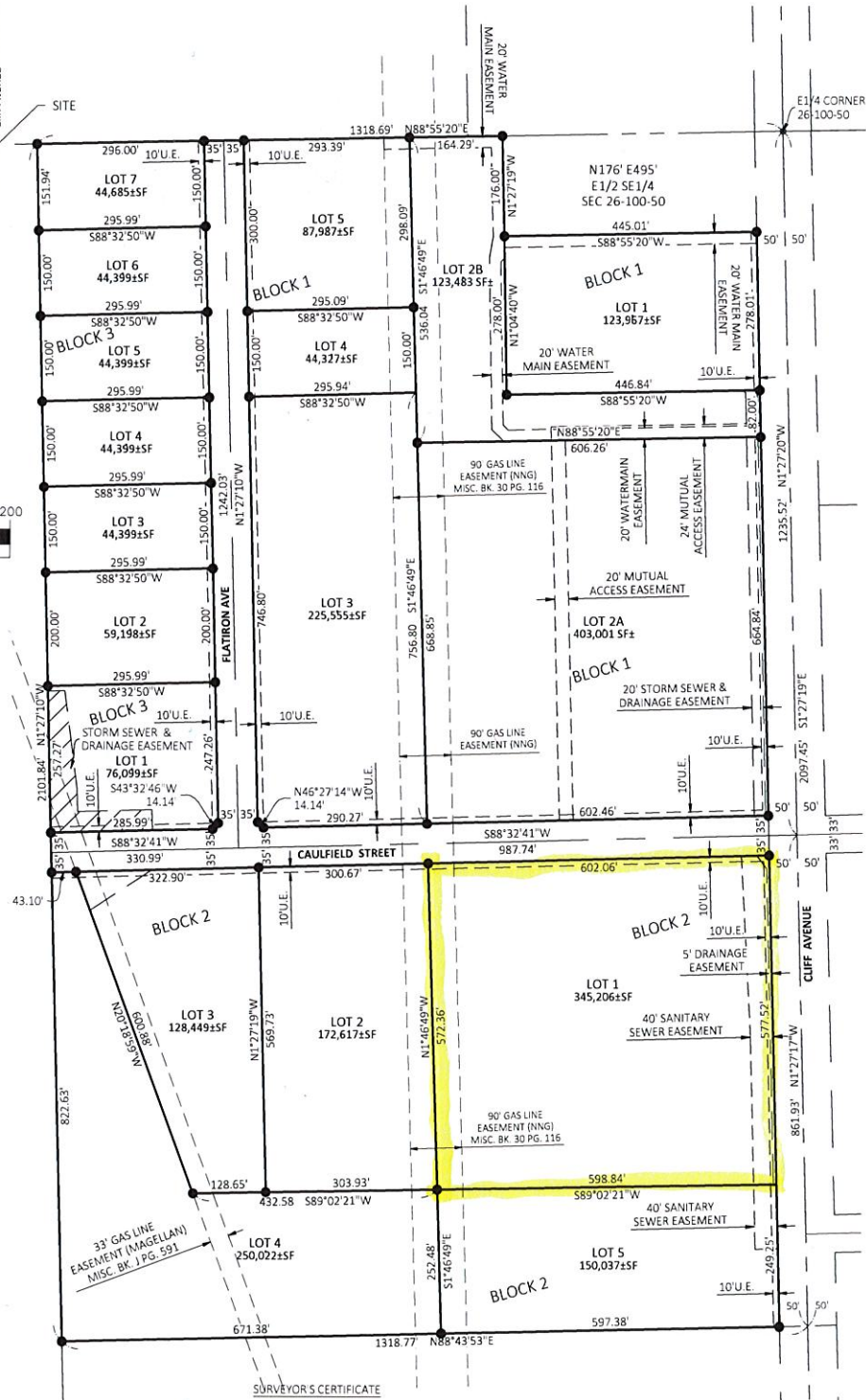
PLAT OF
 LOTS 1, 2A, 2B, 3-5, BLOCK 1; LOTS 1-5, BLOCK 2; LOTS
 1-7, BLOCK 3, FLATIRON CROSSING ADDITION
 TO THE CITY OF HARRISBURG, LINCOLN COUNTY, SOUTH DAKOTA



VICINITY MAP
 SEC 26, T100N, R50W



- = FOUND IRON PIN
- = SET 5/8" REBAR W/CAP #8295



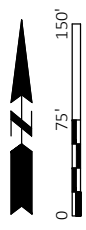
I, NATHAN L. JIBBEN, OF JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC., A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE JULY 31, 2024, SURVEY A PORTION OF EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 100 NORTH, RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN, LINCOLN COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THAT PORTION OF LAND SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOTS 1, 2A, 2B, 3-5, BLOCK 1; LOTS 1-5, BLOCK 2; LOTS 1-7, BLOCK 3, FLATIRON CROSSING ADDITION TO THE CITY OF HARRISBURG, LINCOLN COUNTY, SOUTH DAKOTA CONTAINING 59.36± ACRES (INCLUDING 3.98± ACRES OF DEDICATED RIGHT OF WAY).

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME, IS TRUE AND CORRECT AND THAT IT WAS MADE UNDER MY DIRECT SUPERVISION.

DATED THIS _____ DAY OF _____

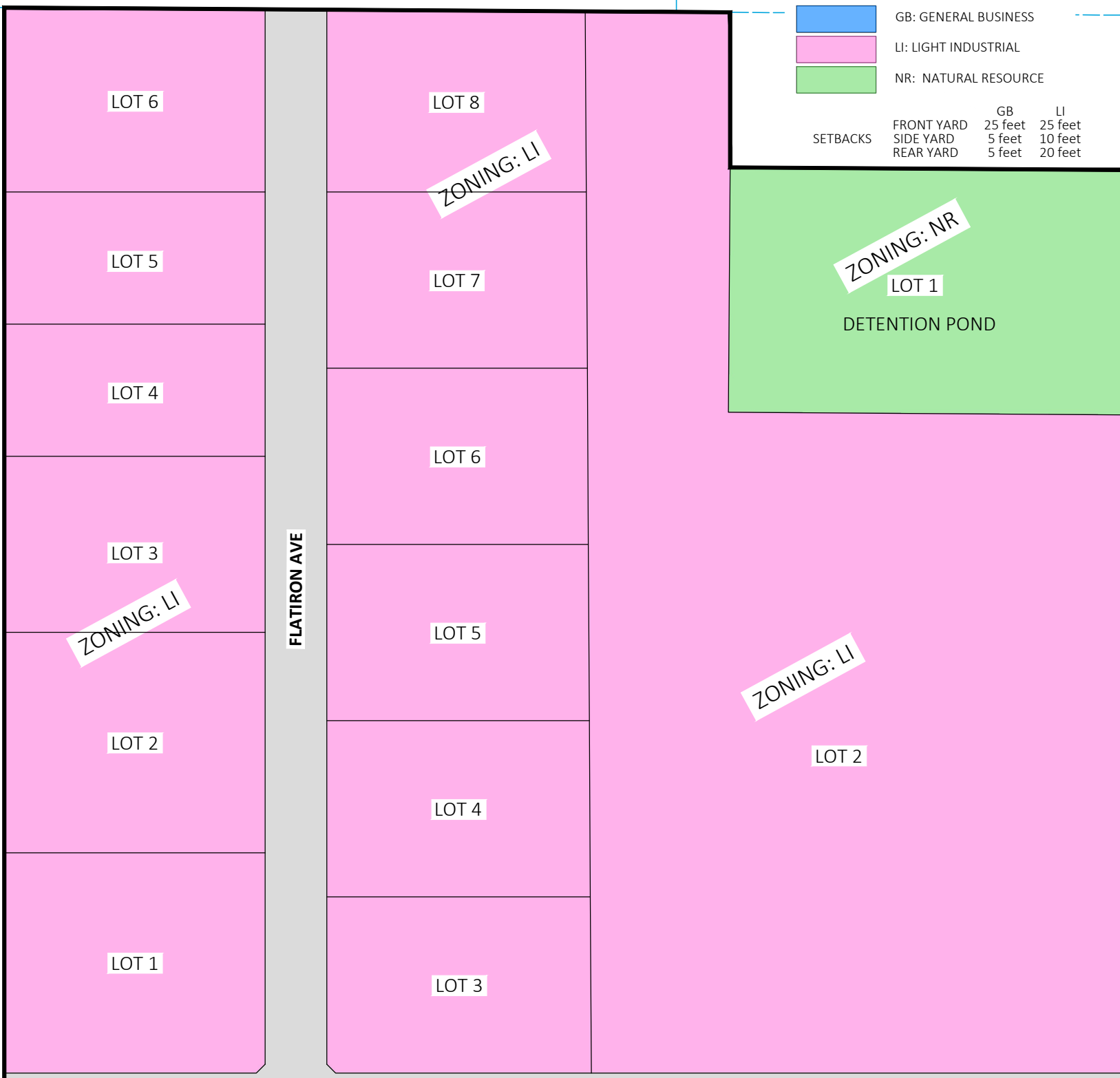
**PLAT FOR ADDRESSING
 PURPOSES ONLY**

NATHAN L. JIBBEN, RLS 8295



ZONING LEGEND

	GB: GENERAL BUSINESS		
	LI: LIGHT INDUSTRIAL		
	NR: NATURAL RESOURCE		
SETBACKS	FRONT YARD	GB 25 feet	LI 25 feet
	SIDE YARD	5 feet	10 feet
	REAR YARD	5 feet	20 feet



N40 ACRES SW1/4
SEC 25-100-50

DYNAMIC
DEVELOPMENT
ADDITION

CAULFIELD S

DYNAMIC
DEVELOPMENT
ADDITION

FIECHTNER D

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ION

SHEET NO.
P-6



LAND USE LAYOUT

DESIGNED BY:	KJB
DRAWN BY:	KJB
CHECKED BY:	PGS
ACAD FILE:	70173 PP-6 - Land Use Layout
DATE:	2/28/23

REVISIONS

REVISION	BY	DATE
REVISION 1:	BY:	DATE:
REVISION 2:	BY:	DATE:
REVISION 3:	BY:	DATE:
REVISION 4:	BY:	DATE:
REVISION 5:	BY:	DATE:

**FLATIRON CROSSING
PRELIMINARY PLAN**
CITY OF HARRISBURG, SOUTH DAKOTA

ORDINANCE NO. 2025-XX

AN ORDINANCE OF THE CITY OF HARRISBURG, SOUTH DAKOTA, REZONING A PORTION OF THE SE1/4 OF THE SE1/4 OF SECTION 26, TOWNSHIP 100 NORTH, RANGE 50 WEST OF THE 5TH PRINCIPAL MERIDIAN PARCEL ID (270.62.66.4011), CITY OF HARRISBURG, LINCOLN COUNTY, SOUTH DAKOTA, FROM LIGHT INDUSTRIAL (LI) TO GENERAL BUSINESS (GB), AND AMENDING THE OFFICAL ZONING MAP OF THE CITY OF HARRISBURG.

BE IT ORDAINED BY THE CITY OF HARRISBURG, SD:

A portion of the SE1/4 of the SE1/4 of Section 26, Township 100 North, Range 50 West of the 5th Principal Meridian (Parcel ID: 270.62.66.4011), City of Harrisburg, Lincoln County, SD, per the attached exhibit, is hereby rezoned from Light Industrial (LI) to General Business (GB) and the official zoning map of the City of Harrisburg is amended to include the rezoning.

Dated this _____ day of _____, 2025

Derick Wenck, Mayor

Attest:

Deb Harris, Finance Officer

1st Reading:

2nd Reading:

Publication:

Effective Date:

City of Harrisburg
Notice of Public Hearing
Planning Commission

Notice is hereby given that the Harrisburg Planning Commission will hold a Public Hearing on February 11, 2025 at 6:00 p.m. or shortly thereafter at the Heritage Board Room, 200 E Willow Street, Harrisburg, SD. The hearing is to receive public input on a request for a zoning amendment as follows:

Rezone a portion of the SE1/4 of the SE1/4 of Section 26, Township 100 North, Range 50 West of the 5th Principal Meridian (Parcel ID: 270.62.66.4011) from LI Light Industrial to GB General Business.

The Planning Commission invites all interested people to attend and offer their comments. Those unable to attend may submit comments in writing, prior to the hearing, to: Harrisburg Planning & Zoning Administrator, PO Box 26, Harrisburg, SD 57032. In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this hearing, please contact the Planning & Zoning Administrator at (605) 743-5872. Anyone who is deaf, hard-of-hearing, or speech-disabled may use Relay South Dakota at 711 (TTY/Voice). Notification 48 hours prior to the hearing will enable the city to make reasonable arrangements to ensure accessibility to this hearing.

Chad Huwe
Planning & Zoning Administrator
City of Harrisburg

Publish January 30, 2025

Published once at the approximate cost of \$ _____.



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

Agenda Item Staff Report

Date: February 11, 2025
To: Planning Commission
From: Planning & Building Services

Agenda Item:

Rezone and consider an amendment to Conditional Use Permit for an off-premises freestanding sign to be at 27240 SD Highway 115 (Parcel ID: 270.78.00.K201).

Public Hearing:

Consent Agenda:

Business Item:

Information:

- The Planning Commission approved a conditional use permit for this location on October 8, 2024.
- The permit was for an 11' by 22' (242 square feet) off-premises digital billboard.
- The applicant is requesting to increase the size of the billboard to 14' by 48' (672 square feet)
- There is an off-premises sign approximately 625' northeast of this proposed location, on the east side of SD Highway 115.

Attachments:

Application, site plan, sign rendering, notice of public hearing

Staff Recommendation:

Approval with the following conditions:

- The sign shall not be located within 600' of any other off-premises freestanding sign.
- The sign height shall not exceed 40'.
- The sign shall be located at least 10' from all property lines.
- Light from the sign shall be shielded, shaded, or directed so the light intensity shall not adversely affect surrounding or facing premises or safe vision of vehicle operators on public or private roads.
- All digital or electrical message boards shall be equipped with automatic dimming controls that automatically adjust the sign brightness in direct correlation with the ambient light conditions.
- Electrical message boards shall be static. The frequency of message change shall be not less than six second intervals.
- Animation, blinking, or flashing lights are prohibited.



**City of Harrisburg
Planning Services**
301 E. Willow St. Harrisburg, SD 57032
Phone: 605-743-5872

**CONDITIONAL
USE PERMIT
APPLICATION**

Application Date: _____

Applicant Name: New Wave Holdings, LLC

Mailing Address: 300 N Main

City/State/Zip: Sioux Falls, SD 57104

Phone: 605-977-0106 Email: eric@cyclopsmedia.co

Property Owner Name: (If different) Joe Bernhard

Mailing Address: 27240 SD Hwy 115

City/State/Zip: Harrisburg, SD 57032

Property Address or Legal description of the property: 27249 SD HWY 115 Country Corner
Orchards, ADD Lot 1 Tract 2

Current zoning of the property: A-1 AG

Type of use requested: Update previously approved CUP for 11x22 double sided digital board to a
14x48 double sided digital board

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.

Eric Bernhard
Applicant's signature

Joe Bernhard
Property Owner's signature

1129-25
Date

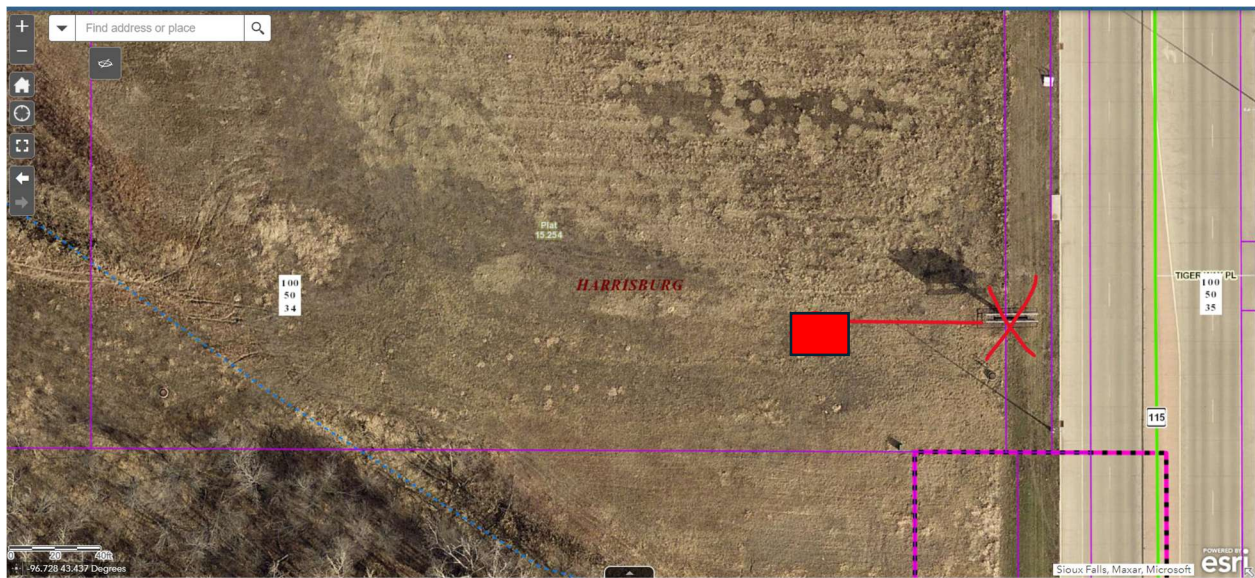
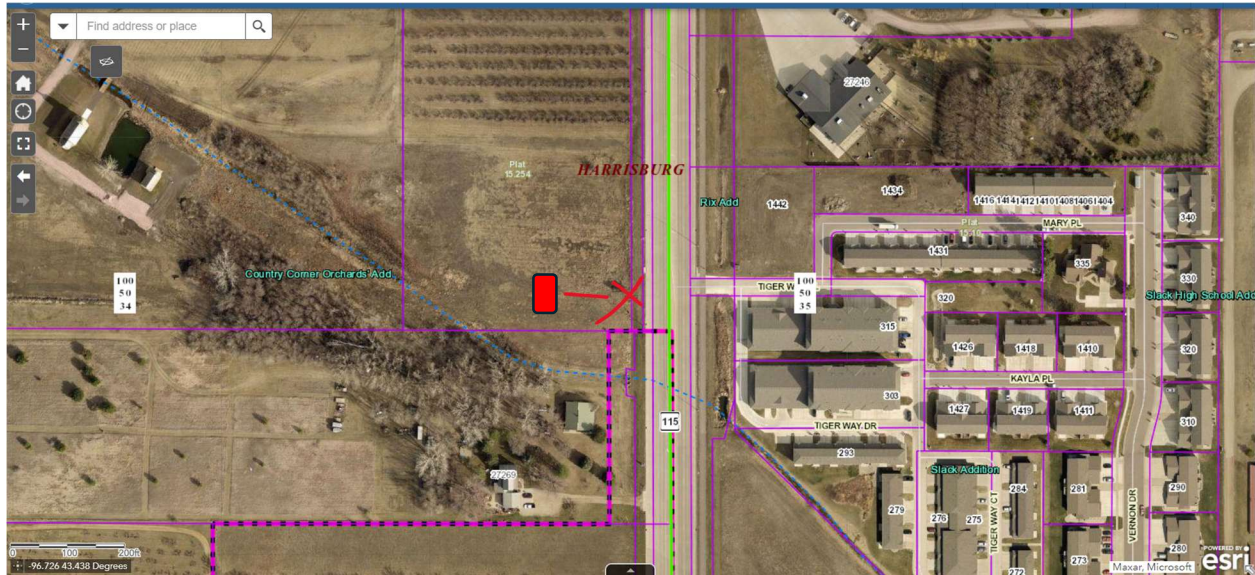
1-28-25
Date

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: _____

Date sign posted: _____ Date of publication: _____



27249 SD HWY115 – Country Corner Orchards Add, Lot 1, Tract 2

The current double side static billboard will be removed

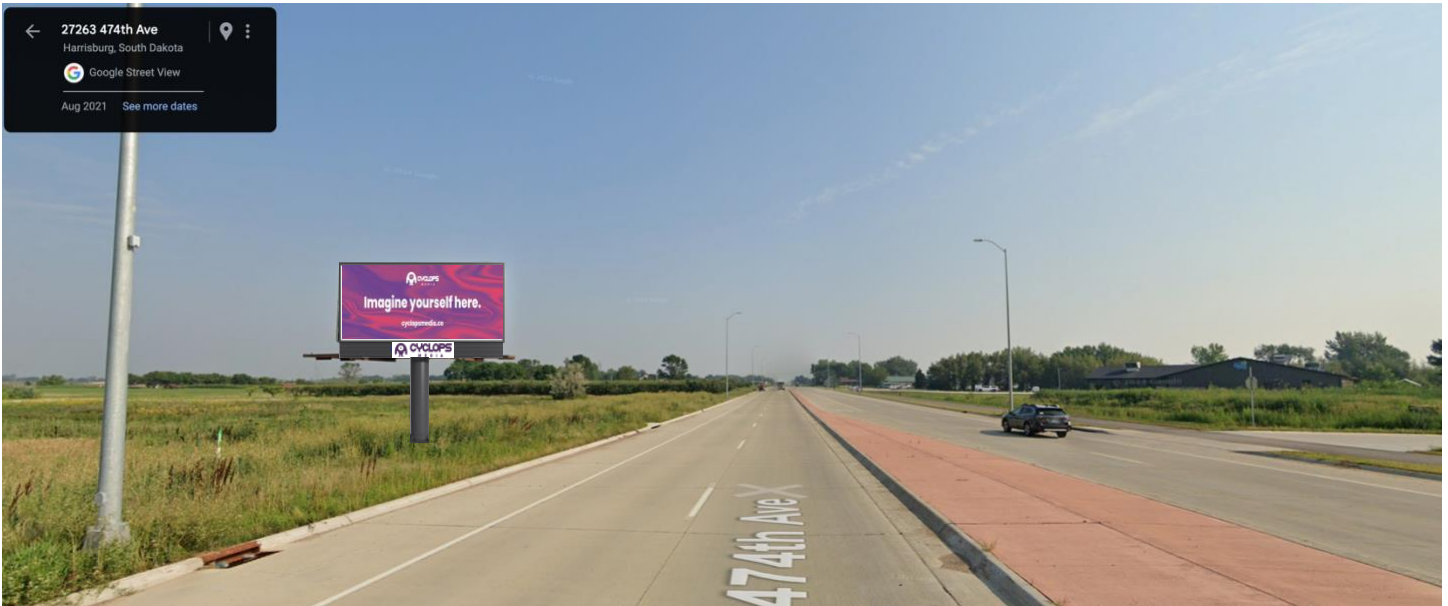


300 N Main Avenue | Sioux Falls SD 57104





300 N Main Avenue | Sioux Falls SD 57104



City of Harrisburg
Notice of Public Hearing
Planning Commission

Notice is hereby given that the Harrisburg Planning Commission will hold a Public Hearing on February 11, 2025 at 6:00 p.m. or shortly thereafter in the Heritage Board Room, 200 E Willow Street, Harrisburg, SD. The hearing is to receive public input on a request for an amendment to the Conditional Use Permit for an off-premises digital sign on the property legally described as Lot 1 in Tract 2, Country Corner Orchards' Addition, (Parcel ID: 270.78.00.K201).

The Planning Commission invites all interested people to attend and offer their comments. Those unable to attend may submit comments in writing, prior to the hearing, to: Harrisburg Planning & Zoning Administrator, PO Box 26, Harrisburg, SD 57032. In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this hearing, please contact the Planning & Zoning Administrator at (605) 743-5872. Anyone who is deaf, hard-of-hearing, or speech-disabled may use Relay South Dakota at 711 (TTY/Voice). Notification 48 hours prior to the hearing will enable the city to make reasonable arrangements to ensure accessibility to this hearing.

Chad Huwe
Planning & Zoning Administrator
City of Harrisburg

Publish January 30, 2025

Published once at the approximate cost of \$ _____.

City of Harrisburg
Building Permits Issued January 2025

Date	Permit #	Property Owner	Description of Project	Contractor	Total Valuation	Property Address	City
1/2/2025	2025-0002	Doss, Gregory & Miranda	Mechanical	Chiu, Eric	1,800.00	620 St. Jerome Street	Harrisburg
1/2/2025	2024-0537	Colwell, Mary	Fence	Nespor Fence	6,389.00	511 Hillside Street	Harrisburg
1/6/2025	2025-0001	Wellman, Garrett & Ashley	Mechanical	Wellman, Garrett	1,000.00	605 Hillside Street	Harrisburg
1/6/2025	2025-0004	Hofer, Cody	Lower-Level Finish	Hofer, Cody	2,500.00	500 Miah Street	Harrisburg
1/6/2025	2025-0005	Thompson, James	Lower-Level Finish	Genuine Builders, Inc.	40,000.00	118 Atlantic Circle	Harrisburg
1/8/2025	2025-0006	Dammann, Kirk & Connie	Lower-Level Finish	First Contracting LLC- DBA Sioux Falls Home Remodeling	36,500.00	707 Prairieside Trail	Harrisburg
1/9/2025	2025-0008	Vargas, Carlos	Fence	TBD	5,000.00	611 Hillside Street	Harrisburg
1/9/2025	2024-0533	Harrisburg SBX	Non-Residential Interior Finish (Starbucks)	TBD	800,000.00	490 W. Willow Street	Harrisburg
1/10/2025	2025-0009	Lockwood, Jody	Mechanical	Lockwood, Jody	600.00	404 Quinn Avenue	Harrisburg
1/14/2025	2024-0530	Capstone Homes South Dakota	New Single-Family Home	Capstone Homes	273,000.00	510 Hillside Street	Harrisburg
1/17/2025	2025-0011	GH Properties, LLC	Lower-Level Finish	GH Properties, LLC	60,000.00	823 Melissa Avenue	Harrisburg
1/21/2025	2025-0007	Cason, Mitchell & Alexis	Lower-Level Finish	Cason, Mitchell	20,000.00	105 Atlantic Circle	Harrisburg
1/22/2025	2025-0014	Meyer, Bradley & Kyera	Lower-Level Finish (Partial)	Home Solutions	36,000.00	626 Creekside Trail	Harrisburg
1/23/2025	2025-0016	Ferguson, Graham	Lower-Level Finish	Ferguson, Graham	25,000.00	425 Huckleberry Trail	Harrisburg
1/27/2025	2025-0017	Leif, Thomas & Kimberly	Lower-Level Finish (Partial)	Leif, Thomas & Kimberly	15,000.00	502 Andrew Avenue	Harrisburg
1/30/2025	2025-0013	Harrisburg School District	Non-Residential Additon/Remodel	Wynia, Derek	17,000.00	1300 E. Willow Street	Harrisburg
1/30/2025	2025-0020	Julius, Jaden	Lower-Level Finish	Julius, Jaden	10,000.00	503 Brannon Drive	Harrisburg

City of Harrisburg
Month-by-Month Comparison

	January			February			March			April			May		
	2023	2024	2025	2023	2024	2025	2023	2024	2025	2023	2024	2025	2023	2024	2025
New Homes	1	0	1	1	10		2	6		16	10		9	4	
Lower-Level Finish	4	5	9	8	5		6	3		2	6		3	7	
Fence	0	0	2	0	2		0	9		12	16		19	30	
Non-Residential (Comm/Ind)	3	1	2	0	2		2	3		0	6		2	4	
Other	0	2	3	5	3		16	12		52	19		71	23	
Total Permits	8	8	17	14	22		26	33	0	82	57	0	104	68	0
Running Total	8	8	17	22	30	17	48	63	17	130	120	17	234	188	17
	June			July			August			September			October		
	2023	2024	2025	2023	2024	2025	2023	2024	2025	2023	2024	2025	2023	2024	2025
New Homes	11	9		9	6		4	2		9	11		15	5	
Lower-Level Finish	2	2		2	3		5	2		2	5		1	5	
Fence	11	14		11	10		12	11		5	14		7	6	
Non-Residential (Comm/Ind)	0	5		0	7		2	8		1	4		3	5	
Other	33	16		35	16		30	25		13	20		14	14	
Total Permits	57	46	0	57	42	0	53	48	0	30	54	0	40	35	0
Running Total	291	234	17	348	276	17	401	324	17	431	378	17	471	413	17
	November			December						Permitted New Homes					
	2023	2024	2025	2023	2024	2025	2023	2024	2025	2023	2024	2025			
New Homes	5	5		1	0					January	1	0	1		
Lower-Level Finish	6	1		6	2					February	1	10			
Fence	7	7		2	2					March	2	6			
Non-Residential (Comm/Ind)	3	4		0	3					April	16	10			
Other Permits	15	8		5	6					May	9	4			
Total Permits	36	25	0	14	13	0				June	11	9			
Running Total	507	438	17	521	451	17				July	9	6			
										August	4	2			
										September	9	11			
										October	15	5			
										November	5	5			
										December	1	0			
										TOTAL	83	68	1		

