

Harrisburg Planning Commission
Minutes of the Regular Meeting of November 14, 2023
Held at 6:00 P.M. in the Liberty Elementary School 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 November 14, 2023.

Commissioners Rob Doyen, Matthew Irish, Jason Schipper and Chairperson Bruce Bicknase were present. Staff members Chad Huwe and Jen Cleveland were also present.

Approval of Agenda

1. Approve the November 14, 2023, meeting agenda.

Motion by Commissioner Schipper, seconded by Commissioner Irish to approve the agenda as presented. A voice vote was taken. Yeas: Doyen, Irish, Schipper, Bicknase. Nays: None. Motion carried 4-0.

Approval of Agenda

2. Approve the minutes of the October 2, 2023, meeting.

Motion by Commissioner Irish, seconded by Commissioner Doyen to approve the meeting minutes from October 2, 2023. A voice vote was taken. Yeas: Doyen, Irish, Schipper, Bicknase. Nays: None. Motion carried 4-0.

Old Business – None

Public Comment on Non-Agenda Items – None

Public Hearings

1. A Public Hearing has been scheduled for 6:01 p.m. to accept public input on a request for a conditional use permit to allow mini warehouses on the property legally described as Tract 23, Industrial Park Addition, NW1/4 in Section 36, Township 100 North, Range 50 West (Parcel ID: 270.56.00.2300).

Chairperson Bicknase called the public hearing to order at 6:01 p.m. The application was reviewed. As no public input was offered, Bicknase closed the public hearing.

New Business

2. Consider a conditional use permit to allow mini warehouses on the property legally described as Tract 23, Industrial Park Addition, NW1/4 in Section 36, Township 100 North, Range 50 West (Parcel ID: 270.56.00.2300).

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Chad Huwe presented a summary of the application and staff analysis. Nick Ovenden and Aaron Norman were present on behalf of Great Life to discuss the application. A brief discussion regarding the Ordinance requirement 5.17 (c) regarding landscaping, screening, and fencing was had.

A motion was made by Doyen, seconded by Irish, to approve the Conditional Use Permit with the following condition:

- I. The storage units shall be enclosed with a security fence and gate.

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

3. Review of an application to keep chickens by Kaitlin Schriever at 801 Almond Avenue.

Chad Huwe presented the application and a summary of the request. Staff commented that a site visit had been conducted November 13, 2023. The site was acceptable, however as the chicken coop and run area were not complete; staff recommended approval on the condition that a final site visit be conducted before the chickens are brought onsite.

A motion was made by Schipper to approve with the following conditions:

- I. Submittal of an acceptable site plan.
- II. Staff conduct a final site visit before chickens are brought onsite.

4. Discuss Concept Plan for Dakota Farms Development in the southeast corner of 476th Avenue and 275th Street.

Chad Huwe presented the submitted concept plan. Ben White of HR Green, Inc. was present to speak regarding the proposal. Commissioners expressed various concerns, including the availability of sewer and sanitary services and the paving of roads to the proposed development. Additional comments were made regarding the mixture of industrial, commercial, and executive homes proposed in the development.

Administrative Reports and Commission Input

5. Building permit reports for September and October 2023.
Chad Huwe presented the issued building permit reports and monthly comparison from previous years.
6. Commission input.

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Commissioner Bicknase stated he would like to have public comment regarding updates to the Harrisburg Comprehensive Plan as it pertains to future land development.

Commissioner Schipper stated he would like to see the Ordinance standards for mini warehouses updated to explicitly state that security fencing is required.

Chad Huwe stated that there is a vacancy on the Planning Commission that staff plans to advertise for.

7. Plats filed in October - None

Adjournment

A motion was made to adjourn the meeting at 7:19 p.m. by Commissioner Schipper, seconded by Doyen. A voice vote was taken. Yeas: Doyen, Irish, Schipper, Bicknase. Motion carried 4-0.

Respectfully submitted,
Jen Cleveland
Building Services