

City of Harrisburg Planning Commission
Approved Meeting Minutes for the June 24, 2024, Special Meeting at 6:00
P.M. Liberty Elementary Community 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 June 11, 2024. Commissioners Rob Doyen, Matthew Irish, Collin McKenzie, Jason Schipper, Jon Kraft, Jim Nielsen, and Chairperson Bruce Bicknase were present. Chris Kindt was present on behalf of the Harrisburg City Council. Also present were Chad Huwe and Jen Cleveland, on behalf of City Planning & Zoning. Public present included Arlie Brende, Harvey Menholt, Taro Fujimoto, and Doug Allen.

Approval of Agenda

Chairperson Bicknase asked if there were any changes to the meeting agenda. Jen Cleveland noted there was a typo on the agenda, the meeting minutes to be approved are from the June 11, 2024, Planning Commission meeting. A motion was made by Commissioner McKenzie, seconded by Commissioner Nielsen, to approve the agenda with the revision to that date. 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 June 11, 2024, meeting.

Chairperson Bicknase asked if there were any corrections to the June 11, 2024, meeting minutes. No changes were presented. A motion was made by Commissioner Schipper, seconded by Commissioner Irish, 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 and Recommendation to the City Council: Plat of Tract 1, Fujimoto's Addition and Pre-Annexation Agreement.

Chad Huwe presented a summary of the Planning Commission previous action at the June 11, 2024, meeting and summarized the plat application. Harvey Menholt, the property owner, and Taro Fujimoto, the intended buyer, were present to speak and answer questions.

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

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 for a Conditional Use Permit to allow mini-warehouses at 1025 N. Cliff Avenue, Harrisburg, SD 57032 (Parcel ID 270.62.66.4011).

Chairperson Bicknase opened the public hearing at 6:20 p.m. No public comment was received; therefore, he closed the public hearing.

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New Business

2. Consider a Conditional Use Permit to allow mini-warehouses at 1025 N. Cliff Avenue, Harrisburg, SD 57032 (Parcel ID 270.62.66.4011).

Chad Huwe presented the application and provided a brief analysis of the Zoning Ordinance requirements regarding mini-storage units. Doug Allen was present to speak and answer questions from the Planning Commission and staff. Mr. Allen presented an updated site plan, increasing the proposed trees to provide visual screening. Extensive discussion was had regarding site security, trees and landscaping of the property, the visual aesthetics of the property from Cliff Avenue, and whether a fence would be desired. Planning Commission members and Alderman Chris Kindt commented it would not be aesthetically appealing to have a fence along Cliff Avenue.

Commissioner Doyen made a motion, seconded by Commissioner Nielsen, to approve the Conditional Use Permit with the following additional conditions and comments:

1. To approve the visual screening plan of trees of one tree per 50 feet as shown on the site plan Mr. Allen presented during the meeting, dated May 8, 2024. Tree species are to be approved, jointly, with Mr. Allen and the City.
2. Trees are to be planted within 18 months of today (by December 24, 2025).
3. To approve the building location with the doors facing Cliff Avenue. The storage unit doors facing Cliff Avenue shall be colored the same as the building walls to blend in.

A voice vote was taken. Yeas: Doyen, Irish, Kraft, McKenzie, Nielsen, Bicknase. Nays: Schipper. Motion carried 6-1.

Administrative Reports and Commission Input

1. Commission input.
No comments or input were received.

Adjournment

A motion was made to adjourn at 7:27 p.m. by Commissioner McKenzie, seconded by Commissioner Schipper. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

Respectfully submitted,
Jen Cleveland