

City of Harrisburg Planning Commission
Approved Meeting Minutes for June 10, 2025, Meeting at 6:00
P.M. Heritage Board Room
200 E. Willow Street, Harrisburg, SD

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 June 10, 2025.

2. Roll Call

Commissioners Collin McKenzie, Rob Doyen, Jason Schipper, Matthew Irish, Jim Nielsen, and Chairperson Bruce Bicknase were present. Chad Huwe and Heath VonEye were present on behalf of City Planning & Zoning, City Aldermen Pete Wodzinski and Chris Kindt and City Administrator Amanda Mack were also present. Public present included Ryan Rozeboom.

3. Public Comment on Non-Agenda Items

No public comment 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 Doyen, seconded by Commissioner Nielsen, to approve the agenda. A voice vote was taken. Yeas: McKenzie, Doyen, Schipper, Irish, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

5. Approval of Minutes

- a. Approval of minutes from the May 13, 2025 Planning Commission meeting.

Chairperson Bicknase asked if there were any changes to the draft meeting minutes for May 13, 2025. No corrections were presented. A motion was made by Commissioner Nielsen, seconded by Commissioner Doyen, to approve the meeting minutes. A voice vote was taken. Yeas: McKenzie, Doyen, Schipper, Irish, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

6. Regular Agenda

- a) APPLICATION: Review and recommendation to City Council an application to rezone the property legally described as Lot 3, Niemi-Reit Addition from R-1 Single-Family Detached Residential to R-2 Low Density Residential.

Applicant: Ryan Rozeboom

Location: 602 E. Willow Street, Parcel # 270.18.00.003

1. Public hearing
2. Commission Action

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

The lot will have to be subdivided into two lots. The north lot will have access to Willow Street via an access easement included on the plat. The easement will have to be wide enough to meet the fire code. The north lot will need a separate water and sanitary sewer service.

A motion was made by Commissioner Doyen, seconded by Commissioner Nielsen, to recommend approval to City Council. A voice vote was taken. Yeas: McKenzie, Doyen, Schipper, Irish Nielsen,

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Bicknase. Nays: None. Motion carried 6-0.

- b) **ZONING REGULATIONS AMENDMENT:** Review and recommendation to City Council - Proposed amendments to Sections 1, 2, and 3 of the Zoning Regulations.
1. Public hearing
 2. Commission Action

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

A motion was made by Commissioner Schipper, seconded by Commissioner Nielsen, to recommend approval to City Council, the proposed amendments as presented, with the following changes: the A-2: Rural Residential zoning district renamed to RR: Rural Residential and the maximum lot size for RR be 10 acres. A voice vote was taken. Yeas: McKenzie, Doyen, Schipper, Irish, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

7. New Business

8. Old Business

9. Administrative Reports and Commission Input

- a. Commission input.
Starting in July, the Planning Commission meetings will be held at Union Social.
- b. Building permit reports for April 2025.
Chad Huwe provided a summary of the April building permit reports.
- c. Plats filed in April 2025
None.

10. Adjournment

A motion to adjourn was made at 6:52 p.m. by Commissioner Schipper, seconded by Commissioner Doyen. A voice vote was taken. Yeas: McKenzie, Doyen, Schipper, Irish, Nielsen, Bicknase. Nays: None. Motion carried 6-0.