

**City of Harrisburg Planning Commission
Agenda for October 8, 2024, Meeting at 6:00 P.M.
Liberty Elementary 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 minutes of the September 10, 2024, meeting.

Old Business

1. Review proposed revisions to Sections 3, 4, and 8 of the City of Harrisburg Zoning regulations regarding accessory uses and structures.

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 to rezone on the property legally described as Tract 1, Hitt Addition, (parcel 271.13.00.100) from R-1 Single-Family Detached Residential District to GB General Business District.
2. 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 8, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.008) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
 - b) Rezone Lot 10, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.010) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
 - c) Rezone Lot 11, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.011) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
 - d) Rezone Lot 2, Block 3, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.03.002) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
 - e) Rezone Lot 3, Block 3, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.03.003) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
 - f) Rezone Lot 7, Block 3, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.03.007) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
 - g) Rezone Lot 3, Block 4, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.04.003) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
 - h) Rezone Lot 4, Block 4, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.04.004) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
 - i) Rezone Lot 5, Block 4, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.004) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
 - j) Rezone Lot 4, Block 6, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.06.004) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
3. 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 an off-premises digital freestanding sign (requesting 242 square feet) on the property legally described as Lot 1 in Tract 2, Country Corner Orchard Addition, (27249 SD Hwy 115, Harrisburg).

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New Business

1. Review and recommendation to the City Council the submitted preliminary development plan for Birdie View Addition, legally described as Tract 2 in Paul Alan Addition (Parcel ID#271.26.00.200).
2. Review and recommendation to the City Council a request to rezone the property legally described as Tract 1, Hitt Addition, (parcel 271.13.00.100) from R-1 Single-Family Detached Residential District to GB General Business District.
3. Review and recommendation to the City Council a request to rezone the following properties as follows:
 - a. Rezone Lot 8, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.008) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
 - b. Rezone Lot 10, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.010) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
 - c. Rezone Lot 11, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.011) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
 - d. Rezone Lot 2, Block 3, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.03.002) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
 - e. Rezone Lot 3, Block 3, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.03.003) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
 - f. Rezone Lot 7, Block 3, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.03.007) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
 - g. Rezone Lot 3, Block 4, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.04.003) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
 - h. Rezone Lot 4, Block 4, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.04.004) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
 - i. Rezone Lot 5, Block 4, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.04.004) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
 - j. Rezone Lot 4, Block 6, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.06.004) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
4. Consider a Conditional Use Permit to allow an off-premises digital freestanding sign (requesting 242 square feet) on the property legally described as Lot 1 in Tract 2, Country Corner Orchard Addition, (27249 SD Hwy 115, Harrisburg).
5. Review and recommendation to the City Council the petitioned annexation of W196.5' of E361.5' of S221.68' & Part of Tract 1, SE14 SE1/4, Section 34-T100N-R50W (Parcel ID# 100.49.74.4042).

Administrative Reports and Commission Input

1. Commission input.
2. Building permit reports for September 2024.
3. Plats filed in September 2024
 - Tract 1 of Roths Addition
 - Lots 3-6, Block 1; Lots 1-5, Block 4; Lots 1-5, Block 5, Twin Creeks Addition

Adjournment