

**Harrisburg Planning Commission  
Draft Minutes of the Regular Meeting of March 14, 2023  
Held at 6:00 P.M. in the City Hall Conference Room**

**Call to Order**

Chairperson Bicknase called the meeting to order at 6:00 p.m.

Members present: Bicknase, Doyen, Hiles, Hogan, Irish, Schipper

Staff present: Huwe, Kindt, Mergen, Pearson, Savage

Others present: Dustin Sejnoha, Chad Javers, Kameron Nelson, Drew O'Brien, Mark Blow, and one other.

**Approval of Agenda**

1. To approve the March 14, 2023 meeting agenda.

Doyen made a motion to remove item 12 from the agenda and approve the amended agenda. Schipper seconded the motion. Motion passed 6-0.

**Old Business**

2. To approve the minutes of the February 14, 2023 meeting.

Doyen made a motion to approve the minutes as presented. Schipper seconded the motion. The motion passed 6-0.

**Public Comment on Non-Agenda Items**

None.

**Public Hearings**

3. A hearing has been scheduled for 6:05 p.m. to accept public input on a zoning amendment request from Dustin Sejnoha to change the zoning of a portion of Tract1 Sejnoha Addition in the N1/2 of the N1/2 of the SW1/4 of Section 27, Township 100 North, Range 50 West from Agricultural to General Business.

Chairperson Bicknase called the public hearing to order at 6:05 p.m. The application was reviewed, and no public input was offered. Chairperson Bicknase closed the public hearing at 6:11 p.m.

4. A hearing has been scheduled for 6:15 p.m. to accept public input on a request for a conditional use permit for a group home at 103 Mydland Drive (Lot 28 in Block 3 of the Mydland Estates Addition).

Chairperson Bicknase called the public hearing to order at 6:16 p.m. The application was reviewed, and no public input was offered. Chairperson Bicknase closed the public hearing at 6:17 p.m.

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**New Business**

5. Review of a request for a zoning amendment by Dustin Sejnoha to change the zoning of a portion of Tract1 Sejnoha Addition in the N1/2 of the N1/2 of the SW1/4 of Section 27, Township 100 North, Range 50 West from Agricultural to General Business.

After review and discussion, Doyen made a motion to approve and recommend approval to the City Council to rezone the 1.83 acres as identified on the draft plat of Lot 1, Block 1 of the Sejnoha Addition from Agriculture to General Business. Hiles seconded the motion. The motion passed 6-0.

6. Review of an application for a conditional use permit for a group home at 103 Mydland Drive (Lot 28 in Block 3 of the Mydland Estates Addition).

After review and discussion, Schipper made a motion to approve the conditional use permit as presented. Doyen seconded the motion. The motion passed 6-0.

7. Set date for April Planning Commission Meeting.

The April Planning Commission meeting will be held on Wednesday, April 5, 2023 at 6:00 p.m.

8. Set location for future Planning Commission meetings.

Beginning with the April 5, 2023 meeting, Planning Commission meetings will be held at the Liberty Elementary School Board Room at 200 E Willow Street.

9. Review proposed revisions to Heavy Industrial zoning regulations (aggregate storage and transload facility)

After review and discussion, Irish made a motion to approve and recommend approval to the City Council. Schipper seconded the motion. The motion passed 6-0.

10. Review the adoption of the 2021 International Fire Code (IFC) and recommendation to the City Council.

After review and discussion, Doyen made a motion to approve and recommend approval to the City Council. Irish seconded the motion. The motion passed 6-0.

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11. Review Contractor Licensing.

After review and discussion, Schipper made a motion to approve and recommend approval to the City Council. Hogan seconded the motion. The motion passed 6-0.

12. Review revisions to building permit form.

This item was removed from the agenda.

13. Review proposed revisions to Planning and Building Services Fee Schedule.

After review and discussion, Hogan made a motion to approve and recommend approval to the City Council. Schipper seconded the motion. The motion passed 6-0.

14. Election of Officers.

Hogan made a motion to elect Bicknase as the Chairperson. Schipper seconded the motion. The motion passed 6-0.

Doyen made a motion to elect Hiles as the Vice-Chairperson. Schipper seconded the motion. The motion passed 6-0.

**Administrative Reports and Commission Input**

15. Building and development activity reports for January and February, 2023.

16. Commission input.

Hogan provided an update on the proposed Summit Carbon Solution's Midwest CO<sub>2</sub> pipeline.

Plats filed in January: None.

Plats filed in February: None.

**Adjournment**

Schipper made a motion to adjourn. Doyen seconded the motion. The motion passed 6-0. The meeting adjourned at 7:54 p.m.