

**City of Harrisburg Planning Commission**  
**Approved Meeting Minutes for December 1, 2025, Meeting at 6:00 P.M.**  
**Showplace Training Center**  
**418 N. Cliff Avenue, Harrisburg, SD 57032**

**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 December 1, 2025.

**2. Roll Call**

Commissioners Rob Doyen, Matthew Irish, Collin McKenzie, Jason Schipper, Jim Nielsen, and Chairperson Bruce Bicknase were present. Heath VonEye and Jennifer Preheim were present on behalf of City Planning & Zoning.

**3. Public Comment on Non-Agenda Items**

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

**5. Approval of Minutes**

a. Approval of minutes of September 9, 2025, Planning Commission meeting.

Chairperson Bicknase asked if there were any corrections to the draft meeting minutes for September 9, 2025. No corrections were presented. A motion was made by Commissioner Nielsen, seconded by Commissioner Schipper, to approve the meeting minutes. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

**6. Regular Agenda**

a. APPLICATION: Review and recommendation to City Council an application to rezone N1/2 NW1/4, Section 34, T100N, R50W (80 acres) from A-1 Agricultural to R-1 Single-Family Detached Residential, R-1C Single-Family Detached Compact, GB General Business, and NR Natural Resources.

Applicant: Black Dog LLC

Location: Parcel # 270.55.74.2000

1. Public hearing
2. Commission Action

Jennifer Preheim presented a brief summary of the application and staff report. Doug Allen was present to speak and answer questions on behalf of Black Dog, LLC. The floor was opened for public comment. Rose VanNieuwenhutzen, Jessica Walter, Beth Baloun, Travis Duncan, Amanda Easterling, and Jimmie Huettl spoke with concerns, questions, and/or in opposition of the rezone. Heath VonEye spoke and answered questions from the Planning Commission and residents present regarding the City subdivision submittal and approval process, the housing study recently conducted, water and sewer availability, traffic, and road paving plans for 272<sup>nd</sup> Street. Hearing no additional comments, Chairperson Bicknase closed the public hearing.

A motion was made by Commissioner Doyen, seconded by Commissioner Nielsen, to recommend approval to City Council with an amendment to the rezone request to change the zoning on the four lots

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around Dunbar Circle and the lot at Homestead Trail and Andrew Avenue from R-1C to R-1. A roll call vote was taken. Yeas: Doyen, Irish, Schipper, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

**7. New Business**

No new business was discussed.

**8. Old Business**

No old business was discussed.

**9. Administrative Reports and Commission Input**

a. Commission input.

Commissioner Nielsen inquired about preliminary plan notification process and if revisions/improvements could be made.

b. Building permit reports for September & October 2025.

c. Plats filed in September & October 2025

1. Lot 1A, Block 1, Pederson's Addition
2. Lots 2A, 3A, & 4A, Block 2, Whiskey Creek Addition
3. Lots 32-35, Block 6 and Lots 2-6, Block 9, Mydland Estates Addition
4. Lots 1-6, Block 3, Dynamic Development Second Addition

**10. Adjournment**

A motion to adjourn was made at 7:30 p.m. by Commissioner Schipper, seconded by Commissioner Nielsen. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Nielsen, Bicknase. Nays: None. Motion carried 6-0.

*Respectfully Submitted,  
Jennifer Preheim*