

**City of Harrisburg Planning Commission
Agenda for May 13, 2025, Meeting at 6:00 P.M.
Heritage Board Room
200 E. Willow Street, Harrisburg, SD**

1. Call to Order

2. Roll Call

3. Public Comment on Non-Agenda Items

4. Approval of Agenda

5. Approval of Minutes

- a. Approval of minutes from the April 8, 2025 Planning Commission meeting.

6. Regular Agenda

- a) APPLICATION: Review and recommendation to City Council an application to rezone the property legally described as Lot 2, Block 3, of Flatiron Crossing Addition from I-1 Light Industrial to GB General Business.
Applicant: Black Dog, LLC
Location: 911 Flatiron Avenue, Parcel # 271.28.03.002
 - 1. Public hearing
 - 2. Commission Action
- b) APPLICATION: Review and recommendation to City Council an application to rezone the property legally described as Lot 12, Block 4, of Sunny Haven Estates from R-2 Low Density Residential to R-1 Single-Family Detached Residential.
Applicant: Shane & Kris Warwick
Location: 537 Brody Court, Parcel # 271.14.04.012
 - 1. Public hearing
 - 2. Commission Action
- c) APPLICATION: Review and recommendation to City Council an application to rezone a portion of the SW1/4, except Tract 1 of Oppold Addition, Section 28, Township 100 North, Range 50 West of the 5th Principal Meridian, Harrisburg, Lincoln County, South Dakota from A-1 Agriculture to NR Natural Resource (3.2 acres) and R-2 Low Density Residential (84.2 acres).
Applicant: Artessa, LLC
Location: Parcel ID: 100.50.28.3000
 - 1. Public hearing
 - 2. Commission Action
- d) APPLICATION: Review and recommendation to City Council the preliminary plan for Artessa, LLC.
Applicant: Artessa, LLC
Location: Parcel ID: 100.50.28.3000
 - 1. Public hearing
 - 2. Commission Action
- e) COMPREHENSIVE PLAN AMENDMENT: Review and recommendation to City Council an amendment to

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the Future Land Use Map of the Comprehensive Plan. Requesting Agricultural to Commercial (273rd Street)

1. Public hearing
2. Commission Action

- f) COMPREHENSIVE PLAN AMENDMENT: Review and recommendation to City Council an amendment to the Future Land Use Map of the Comprehensive Plan. Requesting Agricultural to Residential (274th Street).

1. Public hearing
2. Commission Action

7. New Business

8. Old Business

9. Administrative Reports and Commission Input

- a. Commission input.
- b. Building permit reports for April 2025.
- c. Plats filed in April 2025

10. Adjournment