

**City of Harrisburg Planning Commission
Agenda for November 12, 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 October 8, 2024 meeting.

Old Business

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 the following parcels:
 - a) Rezone Lot 4, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.004) from R-2 Low Density Residential to R-1 Single-Family Detached Residential.
 - b) Rezone Lot 15, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.015) from R-2 Low Density Residential to R-1 Single-Family Detached Residential.
 - c) Rezone Lot 1, Block 3, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.03.001) from R-2 Low Density Residential to R-1 Single-Family Detached Residential.
 - d) Rezone Lot 11, Block 3, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.03.011) from R-2 Low Density Residential to R-1 Single-Family Detached Residential.
2. A public hearing has been scheduled for 6:00 p.m. or shortly thereafter to accept public input regarding an application for a Conditional Use Permit to allow vehicle sales on the property legally described as Lot 1A, Block 5, Dynamic Development First Addition (840 Dynamic Avenue, Harrisburg, SD 57032; Parcel ID: 270.83.05.001A).
3. A public hearing has been scheduled for 6:00 p.m. or shortly thereafter to accept public input regarding revisions to Sections 3, 4, and 8 of the City of Harrisburg Zoning regulations regarding accessory uses and structures.

New Business

1. Review and recommendation to the City Council a request to rezone the following properties as follows:
 - a. Rezone Lot 4, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.004) from R-2 Low Density Residential to R-1 Single-Family Detached Residential.

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- b. Rezone Lot 15, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.015) from R-2 Low Density Residential to R-1 Single-Family Detached Residential.
 - c. Rezone Lot 1, Block 3, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.03.001) from R-2 Low Density Residential to R-1 Single-Family Detached Residential.
 - d. Rezone Lot 11, Block 3, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.03.011) from R-2 Low Density Residential to R-1 Single-Family Detached Residential.
2. Consider an application for a Conditional Use Permit to allow vehicle sales on the property legally described as Lot 1A, Block 5, Dynamic Development First Addition (840 Dynamic Avenue, Harrisburg, SD 57032; Parcel ID: 270.83.05.001A).
3. 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).
4. Bicycle and Pedestrian Master Plan Update – Shaun Murphy Lopez, Toole Design
5. Review and recommendation to City Council revisions to Sections 3, 4, and 8 of the City of Harrisburg Zoning regulations regarding accessory uses and structures.
6. Harrisburg Economic Development Corporation Presentation (Bryce Healy & Leap Chear).
7. 273rd Street Corridor Improvements (Stockwell Engineers).

Administrative Reports and Commission Input

1. Commission input.
2. Building permit reports for October 2024.
3. Plats filed in October 2024
 - Tract 1, Block 7, Tiger Meadows Addition
 - Lot 1 of Outlot 1 of East Harrisburg

Adjournment