

**City of Harrisburg Planning Commission
Draft Meeting Minutes for September 10, 2024,
Meeting at 6:00 P.M. Liberty Elementary Board Room
200 E. Willow Street, Harrisburg, SD**

Call to Order and Roll Call

The regular meeting of the City of Harrisburg Planning Commission was called to order by Chairperson Bicknase at 6:00 p.m. on September 10, 2024. Commissioners Rob Doyen, Matthew Irish, Collin McKenzie, Jason Schipper, Jon Kraft, Jim Nielsen, and Chairperson Bruce Bicknase were present. Chad Huwe and Jen Cleveland were present on behalf of City Planning & Zoning. Public present were Mayor Derick Wenck, Alderman Chris Kindt, Bill Pearson, Brady Hyde, Ryan Olson, Tyler Helms, Mark Blow and Zach Neugebauer.

Approval of Agenda

Chairperson Bicknase asked if there were any changes to the meeting agenda. No revisions were presented. A motion was made by Commissioner Doyen, seconded by Commissioner Schipper, to approve the agenda. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

Approval of the Meeting Minutes

1. Approve the minutes of the July 15, 2024, meeting.

Chairperson Bicknase asked if there were any changes to the July 15, 2024, meeting minutes. No revisions were presented. A motion was made by Commissioner Schipper, seconded by Commissioner Doyen, to approve the meeting minutes. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

Old Business

No old business was discussed.

Public Comment on Non-Agenda Items

No public comment was received.

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 a portion of Lots 4 and 5 in Tract 3 of Country Corner Orchards' Addition and a portion of vacated Balamor Street lying therein, 3.2 acres total (Parcel ID# 270.78.00.K305, 270.78.00.K300, & 270.78.00.K304) from A-1 Agricultural to GB General Business.
Chairperson Bicknase opened the public hearing at 6:02 p.m. No public comment was received.
2. A public hearing has been scheduled for 6:00 p.m. or shortly thereafter to accept public input on a request to rezone Tract 2 in Paul Alan Addition (Parcel ID#271.26.00.200) from R-1 Residential to NR Natural Response, R-2 Low Density Residential, and R-3 Multi-Family Residential.
Chairperson Bicknase opened the public hearing at 6:02 p.m. No public comment was received.
3. A public hearing has been scheduled for 6:02 p.m. or shortly thereafter to accept public input regarding proposed revisions to Sections 3, 4, and 8 regarding accessory uses and structures of Chapter 9.02 City of Harrisburg Zoning Regulations.
Chairperson Bicknase opened the public hearing at 6:02 p.m. Mark Blow inquired if the revisions had been made available to the public to review. Staff confirmed that they were. No additional public comment was received.

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4. A public hearing has been scheduled for 6:02 p.m. or shortly thereafter to accept public input regarding proposed revisions to Section 3 regarding contractor shops of Chapter 9.02 City of Harrisburg Zoning Regulations.

Chairperson Bicknase opened the public hearing at 6:04 p.m. No public comment was received. Receiving no additional comments from the public regarding the hearings, Chairperson Bicknase closed the public hearings at 6:04 p.m.

New Business

1. Review and recommendation to the City Council a request to rezone a portion of Lots 4 and 5 in Tract 3 of Country Corner Orchards' Addition and a portion of vacated Balamor Street lying therein, 3.2 acres total (Parcel ID# 270.78.00.K305, 270.78.00.K300, & 270.78.00.K304) from A-1 Agricultural to GB General Business. Chad Huwe presented a summary of the application submittals. Ryan Olson was present to speak and answer questions from the Planning Commission. Chad Huwe commented that due to the proposed height of the intended building to be placed on this property, additional applications would be required and brought to the Planning Commission prior to a building permit.

Commissioner Schipper made a motion, seconded by Commissioner Kraft, to recommend approval of the application to City Council. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

2. Review and recommendation to City Council a request to rezone Tract 2 in Paul Alan Addition (Parcel ID#271.26.00.200) from R-1 Residential to NR Natural Response, R-2 Low Density Residential, and R-3 Multi-Family Residential. Chad Huwe presented a summary of the application submittals. Brady Hyde was present on behalf of the applicant, Empire Companies. Chad Huwe commented that the preliminary plan for the proposed development was being reviewed and would be on the October agenda. Commissioners discussed the proposal and surrounding land uses and developments.

Commissioner Schipper made a motion, seconded by Commissioner Kraft, to recommend approval of the application to City Council. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

3. Consider a Conditional Use Permit to allow an off-premises digital freestanding sign exceeding 288' square feet (requesting 616 square feet) on the property legally described as Tract 1, Bernhards Addition, SW1/4 NW1/4, Section 35, T100N, R50W (27240 SD Hwy 115, Harrisburg).

Jen Cleveland presented the application and submittals. Ryan Olson and Zach Neugebauer were present to speak and answer numerous questions from the Planning Commission.

Commissioner Doyen made a motion, seconded by Commissioner Nielsen, to approve the Conditional Use Permit for the proposed 28' x 22' two-faced digital freestanding off-premises sign. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Kraft, Nielsen, Bicknase. Nays: Schipper. Motion carried 6-1.

4. Review and recommendation to the City Council the petitioned annexation of Tract 2 & 3 of Cinkle & Roger's Subdivision, N1/2 NE1/4, Section 34-T100N-R50W (Parcel ID# 100.49.74.A300).

Chad Huwe presented the voluntary petition of annexation received for the subject property. The Planning Commission discussed availability of sewer and water for the property, as well as future

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land use for the area.

A motion was made by Commissioner Schipper, seconded by Commissioner Nielsen, to recommend approval of the annexation request to City Council. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

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

Chad Huwe and Jen Cleveland presented the draft and engaged the Planning Commission in extensive discussion regarding proposed revisions to the Zoning Regulations regarding accessory uses, structures, and buildings. Mark Blow and Bill Pearson offered comments and questions regarding accessory buildings.

After lengthy discussion, Commissioner Schipper motioned, seconded by Commission Doyen, to table the amendment while staff works out revisions until the October Planning Commission meeting. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

6. Review and recommendation to the City Council proposed revisions to Sections 3 of the City of Harrisburg Zoning Regulations regarding contractor shops.

Chad Huwe and Jen Cleveland presented the draft and engaged the Planning Commission in discussion regarding proposed revisions to the Zoning Regulations regarding contractor shops. Jen Cleveland stated the focus of the revision was to change contractor shops from a permissive use in the I-1 Light Industrial zoning district and H-1 Heavy Industrial zoning district to a conditional use in those districts.

Commissioner Doyen motioned, seconded by Commission Irish, to recommend approval of the zoning amendment to the City Council. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

Administrative Reports and Commission Input

1. Commission input.

Mayor Wenck announced the resignation of Andrew Pietrus. He commented he would be filling that role until a new City Administrator was hired.

2. Building permit reports for July and August 2024.

Jen Cleveland presented the issued permit reports for July and August. Chad Huwe commented briefly on the number of homes permitted thus far this year in comparison to 2023 and 2022.

3. Plats filed in July:

- None

4. Plats filed in August

- Lots 1-4 in Block 1, Lots 1-6 in Block 4, and Lots 1-6 in Block 5 of Greyhawk Estates Addition
- Lot 1, Block 11 of Creekside Addition
- Lot H3 in Lot 1, Block 10 of Creekside Addition

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Adjournment

A motion to adjourn was made at 7:52 p.m. by Commissioner Schipper, seconded by Commissioner Kraft. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

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