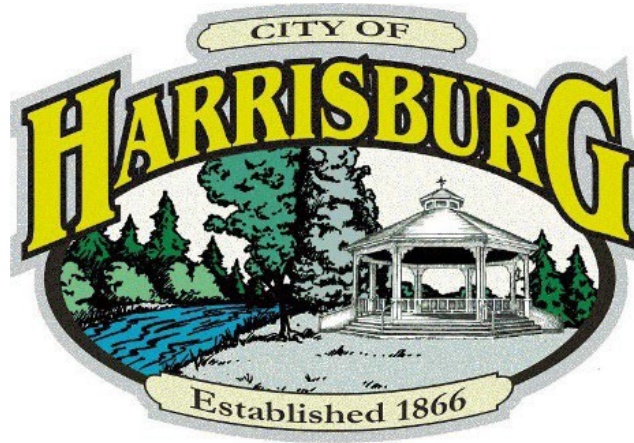




Planning Commission Meeting Minutes

June 16, 2026

Chairperson:	Todd Culver, Presiding
Commissioners Present:	Stephanie Tegge, Susan Jackson, Rhonda Giles, Kent Wullenwaber and Jeremy Moritz.
Commissioners Absent:	Kurt Kayner
Staff Present:	City Administrator/Planner Michele Eldridge, and Finance Officer/Deputy City Recorder Cathy Nelson
Meeting Location:	Harrisburg Municipal Center located at 354 Smith St.

CALL TO ORDER AND ROLL CALL: Order was called at 7:00pm by Chairperson Todd Culver.

CONCERNED CITIZEN(S) IN THE AUDIENCE. Everyone present was there for items on the agenda.

APPROVAL OF MINUTES

Moritz motioned to approve the minutes for July 15, 2025, and was seconded by Wullenwaber. The Planning Commission then voted unanimously to approve the Minutes for July 15, 2025.

PUBLIC HEARING

THE MATTER OF A REQUEST FOR A HISTORICAL RESOURCE ALTERATION FOR THE I.O.O.F. HALL LOCATED AT 190 SMITH ST. (LU 471-2026).

Chairperson Todd Culver read aloud the order of proceedings, and noted the procedures for continuance, and the process to keep the record open.

At the hour of 7:03pm, the Public Hearing was opened.

Culver asked if there were any Conflicts of Interest or any Ex Parte contacts.
None reported.

There were no rebuttals in relation to Conflicts of Interest, or Ex Parte Contacts.

Culver then read aloud the criteria that were relied upon for this land use hearing and noted additional copies of criteria near the door. He also directed the audience on how they would

need to direct testimony towards the applicable criteria, and how an appeal could be made.

STAFF REPORT: Eldridge gave a summary of the application. The alteration request is needed to fix a leak and remove the damage.

Eldridge highlighted the following criteria and conditions:

- Criterion 1, 3, 5, & 6 – Do not apply. However, Condition No.1: Consistency with Plans are associated with these Criterion.
- Criterion 2 – Met with Condition No. 2: Historical Appearance.
- Criterion 4 – Met.
- Criterion 7 – Met with Condition No. 2: Historical Appearance and with Development Concern No. 1: Structural Building Permit.

Staff sent required notice to SHPO, and they had not responded by the time of discussion.

Staff feel that all requirements are met and recommend approval.

- Jackson asked if the Planning Commission or SHPO had the last word on the approval. Eldridge replied that they did not reply within the timeframe, therefore Planning Commission decides.

APPLICANTS TESTIMONY: Patrick Freeman was present for discussion. He said that he has communicated with SHPO and is willing to work through any design issues they might have. His intent is to match the overall building aesthetics.

- Tegge asked how confident Freeman was that this would fix the issue. Freeman stated he is 99% sure it will, and it will also give them access to the roof.
- Moritz asked why a hatch wouldn't work. Freeman stated the structural engineering is already done, and it stated that the access point needed to be bigger than a hatch to allow for stairs and roof access.
- Wullenwaber asked if the proposed addition would cover the hatch, Freeman said it would. Then Wullenwaber asked why they needed such a big structure to simply cover a hatch. Eldridge said that it would allow his family access to the roof.
- Culver said that everything done so far to the building has been great, He wants a rendering and elevation drawing before being comfortable making a decision.

TESTIMONY IN FAVOR WAS ASKED FOR.

- None given.

TESTIMONY IN OPPOSITION WAS ASKED FOR.

- None given.

NUETRAL TESTIMONY WAS ASKED FOR.

- None given.

The public hearing was closed at the hour of 7:44pm.

- **Moritz motioned to table discussion to the July 21, 2026, meeting and to request that the applicant return with elevation drawings and renderings showing the design he is proposing. The motion was seconded by Giles. The Planning Commission then voted unanimously to table discussion to the July 21, 2026, meeting and to request that the applicant return with elevation drawings and renderings showing the design he is proposing.**

OTHERS

This will be Planning Commission Jeremy Moritz' last meeting. He is being appointed to the City Council.

With no further discussion, the meeting was adjourned at the hour of 8:00 pm.

Chairperson

City Recorder