



Spearfish Planning Commission
Regular Session Minutes
February 15, 2022 at 2:00 p.m.

The Spearfish Planning Commission met in regular session on Tuesday, February 15, 2022 at 2:00 p.m. in the council chamber of city hall and via Zoom video conference. Vice Chairman Byrum called the meeting to order at 2:00 p.m. Roll call was taken with the following members present Meghan Byrum, Greg Kruskamp, Bob Meyer, Larry Vavruska, and Barbara Zwetzig. Absent: Toby Bordewyk. Also present: City Planner Jayna Watson

APPROVAL OF MINUTES:

Vavruska moved, Kruskamp seconded and all voted to approve the minutes of the January 4, 2022 Planning Commission meeting.

DECLARATIONS OF CONFLICTS OF INTEREST:

Byrum called for any potential conflicts of interest to be identified. No conflicts were expressed.

- 1. Request:** Approve an update to the Elkhorn Ridge DRD Concept plan and change zoning from Ag (Agriculture) to DRD (Development Review District) on a 14 acre parcel located approximately 1500 feet west of Colorado Loop

Location: Elkhorn Ridge Development

Applicant: Elkhorn Ridge Development

Action: Set a public hearing for March 1, 2022

Chris Wehrle representing Elkhorn Ridge Development presented the request to update the Concept Plan. Watson presented the staff report and provided an assessment of the DRD approval criteria. Comments of the commission included tax increment district #1 boundaries related to the 14 acre commercial parcel, and clarification on parcel land uses. **Vavruska moved, Zwetzig seconded and all voted to set a public hearing for March 1, 2022**
- 2. Request:** East Colorado Boulevard Corridor Study

Location: Maitland Road to Highway 85

Applicant: City of Spearfish

Action: Discuss and Provide Input

Watson provided an overview of the study background and contents. Commission comments included verification of the weblink concerning dark sky regulation and provide context for the city owned lands near the airport are for airport related purposes. Watson noted that staff will check for if this requires a public hearing and advertise if necessary. **No action was taken.**
- 3. Request:** Elect 2022 Planning Commission Chair and Vice Chair

Vavruska nominated Meghan Byrum for Chair. Zwetzig concurred with Vavruskas nomination and further nominated Toby Bordewyk for vice chair. Nominations ceased. **Zwetzig moved, Vavruska seconded and all voted to elect Meghan Byrum to Chair and Toby Bordewyk to Vice Chair for 2022.**
- 4. City Council Update –** Watson noted the hiring of a new public works director, Kyle Hinton, who will start work in March.
- 5. Public Comment –** No comments were provided.
- 6. Adjournment -** Byrum adjourned the meeting at 2:55 p.m.