



Spearfish Planning Commission
Regular Session Minutes
January 4, 2022 at 3:00 p.m.

The Spearfish Planning Commission met in regular session on Tuesday, January 4, 2022 at 3:00 p.m. in the council chamber of city hall and via Zoom video conference. Chairman Bordewyk called the meeting to order at 3:05 p.m. Roll call was taken with the following members present: Toby Bordewyk, Meghan Byrum, Greg Kruskamp, Bob Meyer, Larry Vavruska, and Barbara Zwetzig. Also present: City Planner Jayna Watson and Interim City Administrator Ashley McDonald

APPROVAL OF MINUTES:

Kruskamp moved, Zwetzig seconded and all voted to approve the minutes of the December 21, 2021 Planning Commission meeting.

DECLARATIONS OF CONFLICTS OF INTEREST:

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

- Request:** Approve a preliminary plat for a 54 lot subdivision
Location: East of Rainbow Road, North of I-90
Applicant: Interstate Engineering
Action: Hold a public hearing and make a recommendation to City Council

Rick Furnish representing the project ownership presented the request. Watson presented the staff report and conditions associated with the staff recommendation as published in the report. Bordewyk opened the public hearing. No testimony was provided. Bordewyk closed the public hearing. **Vavruska moved, Byrum seconded to recommend approval with the conditions per the staff report.** Meyer opened discussion with a prepared statement titled 4-Jan-22 Comments on Rainbow Road Preliminary Plat Request that was entered into the record along with a suggested modification of the motion as indicated in Meyer's document. Kyle Mathis, City Engineer provided an overview of the next steps in the process to use the soils and Geotech analysis to guide design of the septic/drain fields. Additional discussion included the following topics: 1) developer and homebuilder's responsibility for ensuring a licensed engineer must design and provide final inspection of a new system, 2) coordination between State of South Dakota DANR's design requirements and other system requirements dictated by the soils/geo-tech analysis, 3) assessment of the potential for system failures, 4) total impact of all systems in the area, 5) failure detection through an inspection program. Staff indicated that they would approach city council for if an ongoing septic system inspection program is desired. **A roll call vote was taken and the motion passed 4-1 as originally made by Vavruska and second by Byrum with Meyer voting no.**

- Request:** Approve a preliminary plat for Phases 5 and 6 of Elkhorn Ridge
Location: North of Duke Parkway, west of the south section of Brooks Loop
Applicant: Mike Stetson/KTM Design
Action: Hold a public hearing and make a recommendation to City Council

Brandon Foster representing the project ownership presented the request. Watson presented the staff report and recommendation. Bordewyk opened the public hearing. No testimony was provided. Bordewyk closed the public hearing. **Vavruska moved, Byrum seconded and all voted to recommend approval.**

3. **City Council Update** – Watson provided an update on the special maintenance fee and the hiring of the new city administrator, Steve McFarland, to begin work on or sometime after February 1.
4. **2022 Meeting Calendar** – For the dates when the Planning Commission meetings have the potential to run into the public works committee start time, on those dates, the meetings will begin at 2pm.
5. **Election of 2022 Planning Commission Chair, Vice Chair** – Watson noted that all members are eligible to serve as chair or vice chair but if anyone does not wish to serve in this capacity, to email or let her know.
6. **Public Comment** – No comments were provided.
7. **Adjournment** - Bordewyk adjourned the meeting at 4:18 p.m.