



Spearfish Planning Commission
Regular Session Minutes
January 17, 2023 at 3:00 p.m.

The Spearfish Planning Commission met in regular session on Tuesday, January 17, 2023 at 3:00 p.m. in the council chamber of city hall and via Zoom video conference. Chair Byrum called the meeting to order at 3:00 p.m. Roll call was taken with the following members present: Bob Meyer, Greg Kruskamp, Rick Tysdal, Meghan Byrum, and Toby Bordewyk. Also present: Mayor John Senden, Planning Director Marlo Kapsa, Assistant City Planning Director Jennifer Bergstrom, City Attorney Ashley McDonald, and City Administrator Steve McFarland.

APPROVAL OF MINUTES:

Kruskamp moved, Tysdal seconded and all voted to approve the minutes of the December 20, 2022 Planning Commission meeting.

DECLARATIONS OF CONFLICTS OF INTEREST:

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

- Request:** Approve an amendment to the Revised Ordinances of the City of Spearfish, Chapter 15A Subdivisions, Article II. Procedure, Section 15A-22. Administrative Approval of Plats, pertaining to noticing and public hearing requirements

Location: Citywide

Applicant: City of Spearfish

Action: Set the public hearing for February 7, 2023

Kapsa presented the proposed ordinance revisions and allowed time for comments and questions from the Planning Commission. Commissioner Kruskamp asked about sign posting requirements for preliminary plats. Commissioner Bordewyk requested that Sec. 15A-23. Governing body approval of plats language be included in the Planning Commission packet for reference for the February 7th meeting.

2. Items for Discussion:

Comprehensive Plan Update: Kapsa updated the Planning Commission on the next steps to be taken to update the City's Comprehensive Plan. Staff will discuss the Comprehensive Plan updates with City Council at a Study Session.

Corridor Studies: Kapsa provided an update on the progress of the Colorado Boulevard Corridor Study and the Highway 85 Corridor Study. She noted that there is not a Planning Commissioner on the Study Advisory Team for the Highway 85 Corridor Study. Commissioners Bordewyk and Tysdal expressed interest in serving on the committee. Kapsa also noted the upcoming public stakeholder meeting for the Colorado Boulevard Corridor Study that will be held on February 2, 2023 at the Heritage Center in Spearfish from 5:30PM to 7:00PM.

2023 Planning Commission Chair and Vice Chair Elections: Kapsa noted that a new Chair and Vice Chair for the Planning Commission would need to be elected during the February 7, 2023 Planning Commission meeting.

Additional Ordinance Amendments for 2023: Kapsa noted potential revisions to the parking, sign, and subdivision sections of the City's Revised Ordinances.

- 3. City Council Update –** Kapsa noted that Black Hills State University presented on their Strategic Plan Update during the January 11, 2023 Study Session Meeting. She also noted that John Buxton

presented on his recommended updates to the City's Discretionary Tax Formula to include affordable housing projects.

3. **Public Comment** – No comments were provided.
4. **Adjournment** - Byrum adjourned the meeting at 3:33 PM.