



**Spearfish Planning Commission**  
Regular Session Minutes  
February 2, 2021

The Spearfish Planning Commission met in regular session on Tuesday, February 2, 2021 at 3:00 p.m. via Zoom video conference. Chairman Bordewyk called the meeting to order at 3:00 p.m. Roll call was taken with the following members present: Toby Bordewyk, Meghan Byrum, Abe Kean, Greg Kruskamp, Bob Meyer, Larry Vavruska, and Barbara Zwetzig. Also present: City Planner Jayna Watson, City Attorney Ashley McDonald.

**APPROVAL OF MINUTES:**

**Meyer moved, Kruskamp seconded and all voted to approve the minutes of the January 19, 2021 Planning Commission meeting.**

**DECLARATIONS OF CONFLICTS OF INTEREST:**

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

- 1. Request:** Modify Zoning Ordinance Article V. Section 3. Minimum Off Street Parking Requirements, Section A.3. pertaining to multi-family parking requirements

**Location:** All zoning districts where multi family is permitted.

**Applicant:** Costello Companies

**Action:** Hold a public hearing and make recommendation to City Council

Watson provided a review of the staff report and recommendation. Bonnie Mogen with Costello Companies provided additional information. Bordewyk opened the public hearing. No comments were received, and the public hearing was closed. **Kruskamp moved, Vavruska seconded to recommend approval. A vote was taken with Kean, Kruskamp, Meyer, Vavruska, and Zwetzig voting yes, and Byrum voting no. Motion passed 5-1.**

- 2. Request:** Approve a variance to the front yard lot width requirements of Appendix A Zoning, Section IV. District Regulations, Section 2. R1 Single Family

**Location:** Lot 1 Block 9 Sandstone Hills Addition

**Applicant:** Steve and Kim Hines

**Action:** Make a recommendation and set public hearing date for Board of Adjustment for February 16, 2021

Watson provided a review of the staff report and recommendation. Applicant Steve Hines provided additional information. A brief discussion between the Planning Commission included questions concerning the land trade, surrounding lot sizes, and the variance criteria. **Vavruska moved to recommend approval and set a public hearing date for the Board of Adjustment for February 16, 2021. No second was received and the motion died. Meyer moved, Byrum seconded to recommend denial and set a public hearing date for the Board of Adjustment for February 16, 2021. A vote was taken with Byrum, Kean, Kruskamp, Meyer, and Zwetzig voting yes, and Vavruska voting no. Motion passed 5-1.**

3. **Discussion and Input:** Solar Energy Systems Ordinance  
**Location:** TBD  
**Applicant:** City of Spearfish  
**Action:** Provide input

Watson reviewed the information from the staff memo and discussion took place on the following topics: 1) minimizing the visual impacts on adjacent lands to be included in the purpose and intent statement; 2) maximum size of a solar site depends on mitigation and buffers; 3) safety criteria as published by the ICC, IFC, NFPA, NEC. 4) prescribed setback and buffering standards may not apply in all situations; 5) topography, natural vegetation buffers, etc. can play a role in mitigating visual impacts; 6) maximum height for freestanding panels: 10 feet, buildings: 35 feet; 7) glare/glint assessments may not be necessary – additional review needed. **No action was taken.**

4. **City Council Update** – Watson noted that at their February 1 meeting, City Council initiated a comprehensive review of multi family parking requirements.
5. **Public Comment** – No public comments were submitted.