



Spearfish Planning Commission
Regular Session Minutes
February 4th, 2020

The Spearfish Planning Commission met in regular session on Tuesday, February 4th, 2020 at 3:00 pm in the council chambers at Spearfish City Hall. Chairman Kruskamp called the meeting to order at 3:00 pm. Roll call was taken with the following members present: Toby Bordewyk, Larry Vavruska, Barbara Zwetzig, Greg Kruskamp, Meghan Byrum, Drew Skjoldal, and Bob Meyer. Also present: City Planner Jayna Watson, Assistant City Planner Daniel Van Holland, and City Attorney Ashley McDonald.

APPROVAL OF MINUTES:

Zwetzig moved, Vavruska seconded. Meyer recommended changes to the minutes to item 1 to say “citing an exemption of the regulations regarding signs placed behind windows” and to public comment to say “a difficulty in hearing the proceedings over the PA system”. All voted to approve the minutes of the Planning Commission meeting of Tuesday January 21th, 2020 with amendments.

DECLARATIONS OF CONFLICTS OF INTEREST:

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

- 1. Request: Amend the C-1 Central Commercial parking requirements**
Location: C-1 zoning districts
Applicant: City of Spearfish

Watson explained the current version of the C-1 redevelopment incentive plan. Discussion was held on the language to use for assessed values on properties, how change of land use would impact approved proposals, the new ecological friendly policies, potential impacts this change could have on neighboring areas and how to mitigate them, and the approval process for proposals. Chairman Kruskamp moved the public comment section to enable members of the audience to discuss the C-1 redevelopment proposal. Discussion was held on whether or not to put this to public hearing for the 18th. The Commission desired public input but did not feel the proposal was ready to go to the City Council. McDonald confirmed that multiple hearings could be held. **Skjodal moved, Vavruska seconded and all voted to set an initial public hearing for February 18th, 2020.**

PUBLIC COMMENT

Jared Capp gave his input on the C-1 parking requirements and asked the Commission to set a public hearing. Clair Donovan gave his input on the C-1 parking requirements and asked the Commission to set a public hearing.

- 2. Request: Approve a voluntary annexation and change of zoning**
Location: 6025 E Colorado Boulevard
Applicant: John Bartelson

Public hearing opened at approximately 3:57 p.m. Applicant John Bartelson stated his interest in the City of Spearfish annexing his property. Commission asked staff if the City has interest in annexing additional land owned by applicant. Van Holland informed them that the City has no immediate interest in additional annexations, at this time. Public hearing closed at approximately 3:59 p.m. **Bordewyk moved, Byrum seconded and all voted to recommend approval to City Council.**

CITY COUNCIL UPDATE:

Watson reported on the items that went before the City Council on Monday February 3rd, 2020.

ADJOURNMENT:

There being no further business to come before the commission, Kruskamp adjourned the meeting at approximately 4:05 p.m.