



Spearfish Planning Commission
Regular Session Minutes
February 16, 2021

The Spearfish Planning Commission met in regular session on Tuesday, February 16, 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, Abe Kean, Greg Kruskamp, Bob Meyer, Larry Vavruska, and Barbara Zwetzig. Absent: Meghan Byrum. Also present: City Planner Jayna Watson, City Attorney Ashley McDonald, City Administrator Mike Harmon.

APPROVAL OF MINUTES:

Kruskamp moved, Vavruska seconded and all voted to approve the minutes of the February 2, 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:** Modify Zoning Ordinance Article V. Section 3. Minimum Off Street Parking Requirements, Section A.3. pertaining to multi-family parking requirements
Location: City-wide
Applicant: City of Spearfish
Action: Provide input and if desired, set a public hearing for March 2, 2021

Watson provided a review of the staff report and recommendation. Comments from the Planning Commission included factors or locations where overflow parking may be required, the zoning administrator's ability to determine a parking requirement, and the use of data to justify the revised parking rates. **Meyer moved, Vavruska seconded and all voted to set a public hearing date for March 2, 2021.**

- Request:** Approve a Voluntary Annexation and Change of Zoning from County Ag to Development Review District (DRD) with Concept Plan Approval
Location: South of Colorado Boulevard, West of Christensen Drive
Applicant: KTM Design Solutions Inc. – Mike Stetson
Action: Set a public hearing for March 2, 2021

Watson provided an overview of the request followed by Mike Stetson, KTM Design Solutions, who explained phasing and key details concerning the proposed plan of development. Watson provided a review of the staff report and recommendation. Comments from the Planning Commission included the status of the lot at the end of Stone Gate Drive, and plans for the Christensen Drive and Colorado Boulevard intersection for if a roundabout was an option, which the DOT is no longer considering as a solution. **Vavruska moved, Kruskamp second, and all voted to set a public hearing for March 2, 2021.**

3. Request: Solar Energy Systems Ordinance

Location: To Be Determined

Applicant: City of Spearfish

Action: Provide input

Watson reviewed the new concepts added since the last meeting as noted in the staff memo. Topics discussed by the Commission included: 1) visual impact mitigation related to community-wide and immediately adjacent owner concerns, 2) additional terms and definitions, and 3) equipment heights should be verified by a provider for what is a common standard. **No action was taken.**

4. City Council Update – no report since the Presidents Day holiday moved the regular meeting to follow today's Planning Commission meeting.

5. Public Comment - Public comments are welcome at this time, however, no action will be taken.

6. Adjournment - Bordewyk adjourned the meeting at 4:22 p.m.