



**Spearfish Planning Commission**  
Regular Session Minutes  
February 18th, 2020

The Spearfish Planning Commission met in regular session on Tuesday, February 18th, 2020 at 3:00 p.m. 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, Greg Kruskamp, Drew Skjoldal, and Bob Meyer. Absent: Barbara Zwetzig and Meghan Byrum. Also present: City Planner Jayna Watson and Assistant City Planner Daniel Van Holland.

**APPROVAL OF MINUTES:**

**Meyer moved, Vavruska seconded and all voted to approve the minutes of the February 4<sup>th</sup>, 2020 Planning Commission meeting.**

**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 draft of the proposal and its changes, summarized the input session held on February 12<sup>th</sup>, 2020, and explained the history of the proposal to the public. Van Holland summarized data collected to determine a parking impact limit and the methodology used. Discussion was held on the applicability of the data, whether the impact limit was too restrictive, and if the applicant should be responsible for determining impact. Discussion was also held on after-hours parking, potential spillover into residential zones, whether on-street spaces would be on a “first-come-first-serve” basis for projects, language used throughout the text, if the public hearing was an effective means of preventing projects that overly burden residential zones, and if use should be reviewed for each project. Kruskamp opened the floor for public hearing. The following persons offered testimony in support: Jared Capp, Jason Schuldt, Racheal Headley, Clair Donovan, and Nathan Hoogshagen. John Dale stated his concerns with the proposal. The public hearing was closed at approximately 4:11 p.m. **Meyer moved, Vavruska seconded and the Planning Commission voted 3-1, with Bordewyk dissenting, to recommend approval including the addition of a new optional criterion “5” stating: “other proposals deemed to have a significant public benefit”, the deletion of the phrase “an increase in” to be replaced with “a” in line 1.a.2 to read “a building permit value that...”, and to delete the last sentence in line 1.a.4 regarding land owner permission.**

- 2. Request: Approve an amendment to the Revised Ordinances of the City of Spearfish, Appendix A – Zoning, Article V. Supplementary Regulations, Section 3. Minimum off-street parking requirements**  
**Location: Citywide**  
**Applicant: City of Spearfish**

Van Holland explained that staff had found two inconsistencies in the current code and how staff believed they could be fixed to make the code more consistent. Discussion was held on the proposed changes. **Vavruska moved, Bordewyk seconded and all voted to set a public hearing for March 4<sup>th</sup>, 2020.**

**CITY COUNCIL UPDATE:**

Watson reported on the items that were to go before the City Council on Tuesday February 18th, 2020, following the Commission meeting. Watson presented the Commissioners with gifts from the City Council as a thank you to the Planning Commission.

**PUBLIC COMMENT:**

Joe Jorgenson thanked the Commission for making better use of the PA system. John Dale thanked the Commission for taking comments.



**ADJOURNMENT:**

There being no further business to come before the commission, Kruskamp adjourned the meeting at approximately 4:28 p.m.