



**Spearfish Planning Commission**  
Regular Session Minutes  
March 15, 2022 at 2:00 p.m.

The Spearfish Planning Commission met in regular session on Tuesday, March 15, 2022 at 2:00 p.m. in the council chamber of city hall and via Zoom video conference. Chairman Byrum called the meeting to order at 2:00 p.m. Roll call was taken with the following members present: Toby Bordewyk, Meghan Byrum, Bob Meyer, and Larry Vavruska. Absent: Greg Kruskamp and Barbara Zwetzig. Also present: City Planner Jayna Watson and City Attorney Ashley McDonald.

**APPROVAL OF MINUTES:**

**Vavruska moved, Meyer seconded and all voted to approve the minutes of the March 1, 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 update to the Elkhorn Ridge DRD Concept plan and change zoning from Ag (Agriculture) to DRD (Development Review District) on a 14 acre parcel located approximately 1500 feet west of Colorado Loop

**Location:** Elkhorn Ridge Development

**Applicant:** Elkhorn Ridge Development

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

JR Hamblet of Elkhorn Ridge Development provided a summary of the request. Watson followed with a presentation of the staff report and recommendation. Byrum opened the public hearing. Several residents of Elkhorn Ridge offered comment concerning traffic within Elkhorn Ridge and need for parks space. There being no further comments, Byrum closed the public hearing. **Meyer moved, Bordewyk seconded, and all voted to recommend approval to City Council.**

- Request:** Approve a variance to the subdivision code regarding water, sewer, and streets for Tracts P1 and P2 of Tract P

**Location:** Tract P of the Spearfish Prairie Addition

**Applicant:** Pangburn Enterprises/Diamond Group

**Action:** Set a public hearing for April 4, 2022

Chris Pangburn presented the request and rationale for a variance to the subdivision ordinance. Watson followed with a presentation of the staff report and recommendation. Comments of the commission included public hearing process and subdividing within this area. **Vavruska moved, Bordewyk seconded, and all voted to set public hearing for April 4, 2022.** *[please note that April 4<sup>th</sup> as listed on the agenda is a typographic error, and the actual public hearing date will be April 5, 2022]*

- 4. City Council Update** – Watson noted that the City Council’s public hearing on the Colorado Boulevard Study will be held on March 21 at 5:30 p.m.
- 5. Public Comment** – No comments were provided.
- 6. Adjournment** - Byrum adjourned the meeting at 2:45 p.m.