



Spearfish Planning Commission
Regular Session Minutes
March 17th, 2020

The Spearfish Planning Commission met in regular session on Tuesday, March 17th, 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, Barbara Zwetzig, Greg Kruskamp, Meghan Byrum, and Bob Meyer. Absent: Drew Skjoldal. 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 March 3rd, 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: Approve a C-1 Redevelopment Incentive Plan**
Location: 437 Main St.
Applicant: Jared Capp
Action: Set a public hearing for April 7th, 2020

As applicant Jared Capp was not present, Watson explained the proposal for parking relief under the recently passed C-1 Redevelopment Incentive Plan. Staff found the proposal to be compliant with the requirements of the ordinance. Planning Commission inquired about how many lots were being used, whether sustainability technology was required for this proposal, and if the rental units may be used for permeant dwellings. **Vavruska moved, Byrum seconded and all vote to set a public hearing for April 7th, 2020.**

2. **Request: Approve a variance for parking requirements**
Location: 118-120 E Jackson Blvd.
Applicant: Roger Riley
Action: Make a recommendation and set the Board of Adjustment's public hearing for April 6th, 2020

Applicant Roger Riley explained the proposed use of the property in question, that the building was constructed prior to the implementation of the current zoning code, and how parking can be absorbed by parallel parking spaces on the street adjacent to the property. Watson further explained the history of the building and its previous uses. Planning Commission inquired about any alteration to the building. **Bordewyk moved, Byrum seconded and all present voted to recommend and set a Board of Adjustment public hearing for April 6th, 2020.**

3. **Request: Approve a Tax Increment Finance (TIF) Boundary**
Location: North 1/2 of Tract V and Tract H both of the Elkhorn Ridge Addition, and the South 17' of the North 50' of the NW ¼ of Section 21, Township 6 North, Range 3 East, BHM, Lawrence County, South Dakota and the South 17' of the North 50' of the NE ¼ of Section 21, Township 6 North, Range 3 East, BHM, Lawrence County, South Dakota including the East Colorado Boulevard right-of-way
Applicant: City of Spearfish
Action: Set public hearing for April 7th, 2020

Watson explained that a Tax Increment Financing District will be needed for the Workforce Housing Development and showed the Commissioners the proposed boundary for the district. Planning Commission inquired about a path for non-motorized vehicles for the development. **Vavruska moved, Zwetzig seconded and all present voted to set a public hearing for April 6th, 2020.**

CITY COUNCIL UPDATE:

Watson reported on the items that went before the City Council on March 16th, 2020, including the passing of the C-1 Redevelopment Incentive Plan, updates on city facility closures, and how the Commission may handle further restrictions on public facilities and gatherings if the need arises.

PUBLIC COMMENT

No public comment received.

ADJOURNMENT:

There being no further business to come before the commission, Kruskamp adjourned the meeting at approximately 3:46 p.m.