



Spearfish Planning Commission
Regular Session Minutes
April 6, 2021 at 3 p.m.

The Spearfish Planning Commission met in regular session on Tuesday, April 6, 2021 at 3 p.m. in the council chambers of city hall and via Zoom video conference. Chairman Bordewyk called the meeting to order. Roll call was taken with the following members present: Toby Bordewyk, Meghan Byrum, Abe Kean, Greg Kruskamp, Bob Meyer, Larry Vavruska, and Barbara Zwetzig. Also present: City Planner Jayna Watson, City Attorney Ashley McDonald.

APPROVAL OF MINUTES:

Meyer moved, Vavruska seconded, and all voted to approve the minutes of the March 16, 2021 Planning Commission meeting.

DECLARATIONS OF CONFLICTS OF INTEREST:

Bordewyk called for any potential conflicts of interest to be identified. Byrum indicated a conflict on items 2 and 3 and would abstain from discussion and voting.

- Request:** Approve a preliminary plat and variance within the 3-mile extra platting territory
Location: Lots 1-8 of the Western Slope Subdivision east of Sapphire Lane
Applicant: Aaron Schoon
Action: Hold a public hearing and make recommendation to City Council

Leah Berg, representing the applicant, presented the request. Watson provided a review of the staff report and recommendation. Bordewyk opened the public hearing. Testimony was received by David Rossi and Jim Alcorn. Bordewyk closed the public hearing. **Byrum moved, Vavruska seconded, and all voted to recommend approval to the City Council.**

- Request:** Approve a preliminary plat for phase 1 for Miller Ranch
Location: South of Colorado Boulevard, West of Christensen Drive
Applicant: KTM Design Solutions/Mike Stetson
Action: Hold a public hearing and make recommendation to City Council

Mike Stetson, KTM Design Solutions, presented the request. Watson provided a review of the staff report and recommendation. Bordewyk opened the public hearing. No testimony was received and Bordewyk closed the public hearing. **Vavruska moved, Zwetzig seconded, and all voted to recommend approval to the City Council with Byrum abstaining.**

- Request:** Approve a concurrent annexation and change of zoning from County AG to DRD (Development Review District)
Location: A portion of the SW1/4 NE1/4, Section 33, T7N R2E BHM, Lawrence County, South Dakota
Applicant:
Action: Set a public hearing for April 20, 2021

Item 3. Continued

Jason Ward, representing Spring Branch LLC, presented the request. Watson provided a review of the staff report and recommendation. **Vavruska moved, Meyer seconded, and all voted to set a public hearing for April 20, 2021 with Byrum abstaining.**

4. **Request:** Approve a preliminary plat within the 3-mile extra platting territory
 Location: Lots 1-21 Cedar Berry Canyon, South of Homestake Road
 Applicant: Interstate Engineering
 Action: Set a public hearing for April 20, 2021

Trent Walters, Interstate Engineering, presented the request. Watson provided a review of the staff report and recommendation. **Meyer moved, Byrum seconded, and all voted to set a public hearing for April 20, 2021.**

5. **Request:** Solar Energy Systems
 Location: TBD
 Applicant: City of Spearfish
 Action: Provide Input

Watson provided an update with regard to recent legislation that could affect how this ordinance is written. **No action was taken.**

City Council Update – Watson advised of City Council’s decision to authorize a submittal for a new 100 foot tall wireless communications tower on Lookout Mountain. This will be submitted to the Planning Commission as a review of a conditional use permit request.

Public Comment – No comments were received.

Adjournment - Bordewyk adjourned the meeting at 3:50 p.m.