



Spearfish Planning Commission
Regular Session Minutes
April 19, 2022 at 3:00 p.m.

The Spearfish Planning Commission met in regular session on Tuesday, April 19, 2022 at 3:00 p.m. in the council chamber of city hall and via Zoom video conference. Vice-Chairman Bordewyk called the meeting to order at 3:00 p.m. Roll call was taken with the following members present: Toby Bordewyk, Greg Kruskamp, Bob Meyer, and Larry Vavruska. Absent: Meghan Byrum due to conflict of interest on both items. Barbara Zwetzig arrived to the meeting at the beginning of item 2. Also present: City Planner Jayna Watson.

APPROVAL OF MINUTES:

Vavruska moved, Kruskamp seconded and all voted to approve the minutes of the April 5, 2022 Planning Commission meeting.

DECLARATIONS OF CONFLICTS OF INTEREST:

Bordewyk called for any potential conflicts of interest to be identified. No conflicts were expressed by the members present.

- Request:** Approve an amendment to the Miller Ranch DRD Concept Plan and approve the phase 2 preliminary plat.
Location: Christensen Drive and Colorado Boulevard
Applicant: Mike Stetson/ KTM Design Solutions
Action: Hold a public hearing and make recommendation to City Council

Mike Stetson of KTM Design Solutions provided a summary of the reason for change in the concept plan and the details of the phase 2 preliminary plat. Watson followed with a summary of the staff report and recommendation. Bordewyk opened the public hearing. Gregg Holtz provided testimony. Bordewyk closed public hearing. Mike Stetson provided additional information related to the change in plan to increase lot size. **Vavruska moved, Meyer seconded to recommend approval of the DRD concept plan amendment and phase 2 preliminary plat. Motion passed 2-1 with Kruskamp voting no.**

- Request:** Approve a change of zoning from AG to Development Review District (DRD) with Concept Plan approval.
Location: West of Brookview Road, North of I-90
Applicant: Ward Development Group, LLC
Action: Set a public hearing for May 17, 2022

Barbara Zwetzig joined the meeting. Applicant Jason Ward was unable to attend due to a personal emergency. Watson presented a summary of the staff report and recommendation. **Vavruska moved, Kruskamp seconded, and all voted to set the public hearing for May 17, 2022.**

- City Council Update** – Watson reported on the Mayor and City Council election results, the appointment of an interim fire chief, City Planner recruitment update, and the denial of the Tract P Pangburn Enterprises subdivision variance request.
- Public Comment** – No comments were provided.
- Adjournment** - Bordewyk adjourned the meeting at 3:40 p.m.