



**Spearfish Planning Commission**  
Regular Session Minutes  
May 2, 2023 at 3:00 p.m.

The Spearfish Planning Commission met in regular session on Tuesday, May 2<sup>nd</sup> at 3:00 p.m. in the council chamber of city hall and via Zoom video conference. Chair Greg Kruskamp called the meeting to order at 3:04 p.m. Roll call was taken with the following members present: Chair Greg Kruskamp, Vice Chair Megan Byrum, Commissioner Rick Tysdal, Commissioner Larry Vavruska, and Commissioner Bob Meyer. Also present: Planning Director Marlo Kapsa, Assistant Planning Director Jennifer Bergstrom, and City Attorney Ashley McDonald.

**APPROVAL OF MINUTES:**

**Vavruska moved, Tysdal seconded, and all voted to approve the minutes of the April 18, 2023 Planning Commission meeting.**

**DECLARATIONS OF CONFLICTS OF INTEREST:**

Kruskamp called for any potential conflicts of interest to be identified. No conflicts were expressed.

- Request:** Approve a Final Plat for Lots 1R, 2A, and 2B of Gengler Subdivision in Section 7, T6N, R2E

**Location:** Southwest of the intersection of Higgins Gulch Road and Hillview Road; Within 3-Mile Extraterritorial Jurisdiction Area

**Applicant:** Professional Mapping and Surveying, LLC

**Action:** Approve Final Plat with Stipulations

Kapsa presented the final plat, which is a minor plat within the 3-Mile Extraterritorial Jurisdiction area with Lawrence County. This plat would subdivide existing Lots 1 and 2 of Gengler Subdivision into 3 lots: Lot 1R (2.003 acres), Lot 2A (3.05 acres), and Lot 2B (12.58 acres). Kapsa stated that the sketch plat was approved by the Planning Commission at the April 18<sup>th</sup> meeting with stipulations, and these stipulations have not yet been met, so they are still recommended for the final plat.

**Vavruska moved, Byrum seconded, and all voted to approve the final plat with the stipulations listed in the staff report.**

- 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:** City of Spearfish

**Applicant:** City of Spearfish

**Action:** Set a public hearing date for May 16, 2023

Kapsa presented a proposed amendment to the Minimum Off-Street Parking Requirements section of the City's zoning code. She explained that clarification is needed to more accurately identify how the parking requirement for a hospital use is calculated, as well as other uses not expressly identified within the zoning code. She stated the amendment would add the specific parking requirement for hospitals, and would also add language allowing the Planning Director to determine the parking requirement for other uses not listed in the code, based upon International Code Council requirements.

**Vavruska moved, Byrum seconded, and all voted to set the public hearing date for May 16, 2023.**

**3. Items for Discussion:**

**Corridor Studies – Project Updates:** Kapsa stated that the public hearing for the Spearfish Rest Area/Welcome Center Corridor Study was held on April 27<sup>th</sup> at 5:30 pm at Spearfish City Hall.

**4. City Council Update –**

Kapsa stated that at the City Council meeting held on May 1, 2023, the City Council awarded the contract for the Comprehensive Plan update to SE Group.

**5. Public Comment –** No comments were provided.

**6. Adjournment -** Kruskamp adjourned the meeting at 3:17 p.m.