



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

The Spearfish Planning Commission met in regular session on Tuesday, May 3, 2022 at 3:00 p.m. in the council chamber of city hall and via Zoom video conference. Chairman Byrum called the meeting to order at 3:00 p.m. Roll call was taken with the following members present: Toby Bordewyk, Meghan Byrum, Greg Kruskamp, Bob Meyer, Larry Vavruska, and Barbara Zwetzig. Also present: City Planner Jayna Watson, City Attorney Ashley McDonald, and City Administrator Steve McFarland.

APPROVAL OF MINUTES:

Vavruska moved, Zwetzig seconded and all voted to approve the minutes of the April 19, 2022 Planning Commission meeting.

DECLARATIONS OF CONFLICTS OF INTEREST:

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

- 1. Request:** Approve a preliminary plat for Sky Ridge Phase 2
Location: Sky Ridge
Applicant: City of Spearfish
Action: Set a public hearing for May 17, 2022

Watson presented the request that will complete the remainder of Sky Ridge for an additional 117 home lots. **Vavruska moved, Meyer seconded and all voted to set a public hearing for May 17, 2022.**

- 2. Request:** Approve an amendment to the Revised Ordinances of the City of Spearfish, Appendix A Zoning, Article II Definitions
Location: City-wide
Applicant: City of Spearfish
Action: Set a public hearing for May 17, 2022

Watson presented the proposal to remove the definition of a vacate from the zoning code based on a conflict with state law. **Meyer moved, Vavruska seconded and all voted to set a public hearing for May 17, 2022.**

- 3. Request:** Approve an amendment to the Revised Ordinances of the City of Spearfish, Appendix A Zoning, Article IV. District Regulations, Section 5. C1 Central Commercial District
Location: C-1 Zoning Districts
Applicant: City of Spearfish
Action: Set a public hearing for May 17, 2022

Watson presented the proposal to clarify how the parking calculations are approached for this zoning tool. **Zwetzig moved, Vavruska seconded and all voted to set a public hearing for May 17, 2022.**

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4. **Request:** Approve a C-1 Redevelopment Incentive Plan
Location: 344 Main Street
Applicant: Jason Roberdeau
Action: Set a public hearing for May 17, 2022

Jason Roberdeau provided an overview of the request. Watson followed with an analysis of the C-1 criteria of the staff report. **Vavruska moved, Zwetzig seconded and all voted to set a public hearing for May 17, 2022.**

4. **City Council Update** – Watson noted that the new Mayor John Senden and city council members were sworn in on Monday night, and the change to go to a study session format once per week rather than two council subcommittees resulted in no longer having to adjust the Planning Commission meetings on certain Tuesdays.

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

6. **Adjournment** - Byrum adjourned the meeting at approximately 3:40 p.m.