



**Spearfish Planning Commission**  
Regular Session Minutes  
May 4, 2021 at 3:00 p.m.

The Spearfish Planning Commission met in regular session on Tuesday, May 4, 2021 at 3:00 p.m. in the council chambers of city hall and via Zoom video conference. Vice Chairman Byrum called the meeting to order. Roll call was taken with the following members present: Meghan Byrum, Abe Kean, Greg Kruskamp, Bob Meyer, Larry Vavruska (arrived just before the second motion on minutes), and Barbara Zwetzig. Absent: Toby Bordewyk. Also present: City Planner Jayna Watson and City Attorney Ashley McDonald.

**APPROVAL OF MINUTES:**

**Zwetzig moved, Kean seconded, to approve the minutes of the April 20, 2021 Commission meeting. During roll call vote, Meyer requested that the minutes reflect that written testimony from Randy Sachau was provided and should be noted as such as part of the public hearing on the Cedar Berry Canyon Estates preliminary plat. Voting on the motion was not completed. Zwetzig moved, Kean seconded to amend the minutes to include Randy Sachau's written testimony. Motion passed 5-1 with Vavruska voting no. Zwetzig moved, Kean seconded, and all voted to approve the minutes of the April 20, 2021 Planning Commission as amended.**

**DECLARATIONS OF CONFLICTS OF INTEREST:**

Bordewyk called for any potential conflicts of interest to be identified. Byrum stated a conflict with item 1 and recused from discussion and voting.

- Request:** Approve a variance to the rear setback requirements of the C-2 zoning district  
**Location:** 1700 North Avenue  
**Applicant:** Jeramiah Johnson  
**Action:** Provide Input; no action required at this time

Jeramiah Johnson presented the request. Watson provided a review of the staff report and recommendation. Questions of the commission included water re-use. **Vavruska moved, Kruskamp seconded, and all voted to recommend approval and to set the Board of Adjustment public hearing for May 17, 2021.**

- Request:** Medical Marijuana Update  
**Action:** Provide Input; no action required at this time

Watson provided a summary of the memo concerning the placement of dispensaries within the commercial and industrial zoning districts. Brief discussion was held concerning the rules associated with home growing. **No action was taken.**

**City Council Update** – Watson noted that two new city council members were sworn in on Monday night: Scott Hourigan, and Ana Rath. Pam Jacobs and Dan Hodgs were also re-elected and sworn in. Cedar Berry Canyon preliminary plat was approved by City Council.

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

**Adjournment** - Byrum adjourned the meeting at 3:36 p.m.