



Spearfish Planning Commission
Regular Session Minutes
May 17, 2022 at 3:00 p.m.

The Spearfish Planning Commission met in regular session on Tuesday May 17, 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 May 3, 2022 Planning Commission meeting.

DECLARATIONS OF CONFLICTS OF INTEREST:

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

- Request:** Approve a preliminary plat for Sky Ridge Phase 2
Location: Sky Ridge
Applicant: City of Spearfish
Action: Hold a public hearing and make recommendation to City Council

Watson presented the staff report and recommendation. Byrum opened the public hearing. No testimony was provided. Byrum closed the public hearing. **Zwetzig moved, Vavruska seconded, and all voted to recommend approval.**

- 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: Hold a public hearing and make recommendation to City Council

Watson presented the staff report and recommendation. Byrum opened the public hearing. No testimony was provided. Byrum closed the public hearing. **Meyer moved, Vavruska seconded, and all voted to recommend approval.**

- 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: Hold a public hearing and make recommendation to City Council

Watson presented the staff report and recommendation. Byrum opened the public hearing. No testimony was provided. The commission discussed allowed locations for parking after the reduction is applied, and the safeguards to prevent parking impacts on the adjoining neighborhood. Byrum closed the public hearing. **Zwetzig moved, Vavruska seconded, and all voted to recommend approval.**

- Request:** Approve a C-1 Redevelopment Incentive Plan
Location: 344 Main Street
Applicant: Jason Roberdeau/Williams and Associates
Action: Hold a public hearing and make recommendation to City Council

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4. 344 Main Street, continued

Jason Roberdeau provided an overview of the project. Watson presented the staff report and recommendation. Byrum opened the public hearing. Mike Brennan provided public comment. The commission discussed the sidewalk along Federal Street, neighborhood input on the site plan, alley access, water/sewer relocations, and the extent of the C-1 zoning district boundary. Lisa Jensen stated that they are in regular communication with the adjoining landowner to the east. Byrum closed the public hearing. **Vavruska moved, Zwetzig seconded, and all voted to recommend approval.**

5. City Council Update – Watson stated the new Planning Director, Nick Broyles, was hired and is starting on the 31st of May. The Council also approved a revision of the Sky Ridge income qualifications in a revised agreement with Dream Design International.

6. Public Comment – No comments were provided.

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