



**Spearfish Planning Commission**  
Regular Session Minutes  
June 15, 2021 at 2:00 p.m.

The Spearfish Planning Commission met in regular session on Tuesday, June 15, 2021 at 2:00 p.m. in the council chamber of city hall and via Zoom video conference. Chairman Bordewyk called the meeting to order at 2:00 p.m. Roll call was taken with the following members present: Toby Bordewyk, Meghan Byrum, Abe Kean, Greg Kruskamp, Bob Meyer, and Barbara Zwetzig. Absent: Larry Vavruska. Also present: City Planner Jayna Watson

**APPROVAL OF MINUTES :**

**Kruskamp moved, Kean seconded and all voted to approve the minutes of the June 1, 2021 Planning Commission meeting.**

**DECLARATIONS OF CONFLICTS OF INTEREST :**

Bordewyk called for any potential conflicts of interest to be identified. Meyer stated he had a conflict of interest on Item 3, preliminary plat for the 9 lot subdivision at the Woodlands and will abstain from discussion and voting.

1. **Request:** Approve a DRD final plan for a 14 unit apartment building

**Location:** Lot 40 Block 16 at the Reserve

**Applicant:** Kevin Dailey

**Action:** Make a recommendation to City Council

Kevin Dailey presented the request. Watson presented the staff report and reviewed the ordinance requirements. Comments of the Planning Commission included verification of concept plan conformance and potential for green space in the turnaround area. Bordewyk opened the public hearing. Providing testimony were John Buxton, 3841 Ward Avenue and Roger Lessly, 3833 Ward Avenue. Bordewyk closed the public hearing. Additional discussion took place pertaining to concerns raised in public hearing over dust control during construction, the final version of the site plan to be built, and the green space in the turnaround area. **Byrum moved to recommend approval without the green space in the turnaround area on the site plan. Motion died for lack of a second. Meyer moved, Zwetzig seconded, to recommend approval with a preference that the green space is provided in the turn around area. Motion passed 4-1 with Byrum voting No.**

2. **Request:** Approve a change of zoning from Ag (Agriculture) to R-1 (Single Family) and preliminary plat

**Location:** Northeast corner of Blue Stem Boulevard and Woodlands Drive

**Applicant:** Jim Boke

**Action:** Set a public hearing for July 6, 2021

Jim Boke presented the request. Watson presented the staff report and reviewed the ordinance criteria for a change of zoning. **Kruskamp moved, Byrum seconded, and all voted to set a public hearing for July 6, 2021 .**

3. **Request:** Approve a preliminary plat for a 9 lot subdivision

**Location:** East of Woodlands Drive

**Applicant:** Jim Boke

**Action:** Set a public hearing for July 6, 2021

Jim Boke presented the request. Watson presented the staff report and reviewed the ordinance criteria for a preliminary plat. **Kruskamp moved, Zwetzig seconded, and all voted to set a public hearing for July 6, 2021 with Meyer abstaining.**

4. **City Council Update** - Watson reviewed: 1) temporary closure of the swimming hole at the Rushmore Bridge while crews prep the bridge for its new location, 2) county jail proposal, 3) new city bandshell, 4) City Councils approval of first reading of the zoning section pertaining to cannabis establishments but removing any cannabis establishment from being permitted within Central Core zoning, and 5) timeline to recruit and fill the city administrator's position.

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

6. **Adjournment** - Bordewyk adjourned the meeting at 2:50 p.m.