



**Spearfish Planning Commission**  
Regular Session Minutes  
July 20, 2021 at 3:00 p.m.

The Spearfish Planning Commission met in regular session on Tuesday, July 20, 2021 at 3:00 p.m. in the council chamber of city hall and via Zoom video conference. Chairman Bordewyk called the meeting to order at 3:00 p.m. Roll call was taken with the following members present: Toby Bordewyk, Meghan Byrum, Abe Kean, Greg Kruskamp, Bob Meyer, Larry Vavruska, and Barbara Zwetzig. Also present: City Planner Jayna Watson, and Acting City Administrator Ashley McDonald

**APPROVAL OF MINUTES:**

**Kruskamp moved, Meyer seconded and all voted to approve the minutes of the July 6, 2021 Planning Commission meeting.**

**DECLARATIONS OF CONFLICTS OF INTEREST:**

Bordewyk called for any potential conflicts of interest to be identified. Meyer indicated a conflict on item 1 and will not participate in discussion or voting.

1. **Request:** Approve a preliminary plat for a 9 lot subdivision - Eastwood Court

**Location:** East of Woodlands Drive

**Applicant:** Jim Boke

**Action:** Hold a public hearing and make a recommendation to City Council

Applicant Jim Boke indicated there were no updates since the last meeting. Watson presented the staff report noting clarification regarding the trail corridor. Bordewyk opened the public hearing. No testimony was provided. Bordewyk closed the public hearing. **Vavruska moved, Zwetzig seconded, and all voted to recommend approval to City Council with Meyer not voting.**

2. **Request:** Approve a change of zoning from Ag (Agriculture) to R-1 (Single Family) and preliminary plat with a variance to sewer requirements for lots 2-7

**Location:** West of Falcon Crest on Bridgestone Street

**Applicant:** Bridgestone Estates LLC

**Action:** Set a public hearing for July 20, 2021

Carson Klein representing Bridgestone Estates LLC indicated there were no updates since the last meeting. Watson presented the staff report. Bordewyk opened the public hearing. No testimony was provided. Bordewyk closed the public hearing. **Meyer moved, Vavruska seconded, and all voted to recommend approval to City Council noting that the finding to support the variance was based on topography.**

3. **Request:** Solar Energy Ordinance

**Location:** To be determined

**Applicant:** City of Spearfish

**Action:** Provide input

Watson presented a summary of the issues and examples of a points system that could be used in evaluation of a conditional use permit. The Commission discussed the following topics: 1) administrative approval for small scale/accessory use types of systems, 2) large scale systems reviewed according to a points method and CUP criteria, 3) maximum footprints for a solar energy conversion site, 4) defining solar energy conversion facilities as solar/voltaic, not solar/thermal, 5) lot coverage maximums, 6) site footprint maximums, 7) access to electric grid – buried lines preferred to overhead, and 8) the need to reduce visual impacts. **No action was taken.**

4. **Planning Commission Bylaws** – Watson reviewed the considerations for a possible change to the bylaws to allow the chair to vote. The Commission discussed the benefits and disadvantages of the change. Staff will follow up with additional research in state law relating to voting rules. **No action was taken.**

5. **City Council Update** – First reading to change zoning on Tract H at Countryside was approved and public hearing is set for August 2<sup>nd</sup>. Ashley McDonald is serving as acting City Administrator until the position has been filled.

6. **Public Comment** – No comments were received.

7. **Adjournment** - Bordewyk adjourned the meeting at approximately 4:20 p.m.