



**Spearfish Planning Commission**  
Regular Session Minutes  
July 21, 2020

The Spearfish Planning Commission met in regular session on Tuesday, June 16, 2020 at 3:00 p.m. in the Council Chamber. Chairman Kruskamp called the meeting to order at 3:00 pm. Roll call was taken with the following members present: Larry Vavruska, Barbara Zwetzig, Greg Kruskamp, Meghan Byrum, Drew Skjoldal, and Bob Meyer. Absent: Toby Bordewyk. Also present: City Planner Jayna Watson, City Attorney Ashley McDonald, and Assistant City Planner Daniel Van Holland.

**APPROVAL OF MINUTES:**

**Vavruska moved, Skjodal seconded, and all present voted to approve the minutes from June 16, 2020.**

**DECLARATIONS OF CONFLICTS OF INTEREST:**

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

- 1. Request: Approve a preliminary plat submittal**  
**Location: Lot 1B Block 4 Heritage Addition**  
**Applicant: Spearfish Estates, LLC.**  
**Action: Hold a public hearing and make a recommendation to the City Council**

Joe Jorgensen explained the proposed project. Van Holland explained how the proposal complies with the City Code and required design specifications. Chairman Kruskamp opened the public hearing. Receiving no testimony, Chairman Kruskamp closed the public hearing. **Meyer moved, Vavruska seconded, and the Planning Commission voted 5-0 to recommend approval to the City Council.**

- 2. Request: Approve a DRD final plan and preliminary plat for Sky Ridge Subdivision (workforce housing property)**  
**Location: Tract V-1 of the Sky Ridge Subdivision of Tract V of the Elkhorn Ridge Addition to the City of Spearfish**  
**Applicant: City of Spearfish**  
**Action: Hold a public hearing and make a recommendation to the City Council**

Watson explained the background, layout, and specifications of the proposal. Commissioners discussed the access to the development from Colorado Boulevard, the buried Minuteman Missile cable, and the income restrictions for the proposed homes. Chairman Kruskamp opened the public hearing. Receiving no testimony, Chairman Kruskamp closed the public hearing. **Zwetzig moved, Byrum seconded, and the Planning Commission voted 5-0 to recommend approval to the City Council.**

- 3. Request: Initiate a change to Appendix A Zoning Article V. Supplementary Regulations, Section 6. Sign Regulations**  
**Location: Citywide**  
**Applicant: City of Spearfish**  
**Action: Set a public hearing for August 4, 2020**

Van Holland explained the proposed amendments. **Vavruska moved, Byrum seconded and the Planning Commission voted 5-0 to set a public hearing for August 4.**



4. **Request:** Approve a change of zoning for
- Location:** The South 17 feet of the North 50 feet of the NW1/4NE1/4; and the South 17 feet of the North 50 feet of the NW1/4 except Lot H2 all Located in Section 21, T6N, R3E, B.H.M., Lawrence County, South Dakota
- Applicant:** City of Spearfish
- Action** Set a public hearing for August 4, 2020

Watson explained the background of the parcel, previous Council action, and how this action ties into the forthcoming tax increment district. **Zwetzig moved, Vavruska seconded and the Planning Commission voted 5-0 to set a public hearing for August 4.**

After all business was concluded, the Commission discussed the income restrictions, enforcement mechanisms, and profit recapture of homes within the workforce housing development. McDonald stated there will be standards and covenants in place and would send copies to of each to the Commissioners.

#### **PUBLIC COMMENT**

No public comment received

#### **CITY COUNCIL UPDATE:**

Watson updated the Commissioners on City Council business, including the City's daycare partner.

After the Council update, Watson informed the Commission that discussions on garage apartments will be forthcoming.

#### **ADJOURNMENT:**

There being no further business to come before the commission, Kruskamp adjourned the meeting at approximately 3:45 p.m.