



Spearfish Planning Commission
Regular Session Minutes
August 1, 2023 at 3:00 p.m.

REVISED 8/17/2023

The Spearfish Planning Commission met in regular session on Tuesday, August 1, 2023 at 3:00 p.m. in the council chamber of city hall and via Zoom video conference. Commissioner Bordewyk called the meeting to order at 3:00 p.m. Roll call was taken with the following members present: Bob Meyer, Toby Bordewyk, Rick Tysdal, and Larry Vavruska. Also present: Planning Director Marlo Kapsa, City Attorney Ashley McDonald, City Administrator Steve McFarland, Assistant Planning Director Jaymia Ecker and Administrative Assistant Erica Bussiere.

APPROVAL OF MINUTES:

Vavruska moved, Meyer seconded and all voted to approve the minutes of the July 5, 2023 Planning Commission meeting.

DECLARATIONS OF CONFLICTS OF INTEREST:

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

- Request:** Final Plat for Lot 3 of Block 1 of Thomson Addition
Location: Southwest of Intersection of Hill Street and Harvard Street
Applicant: Stencil Group, LLC
Action: Approve Final Plat with Stipulations

Kapsa presented the staff report noting that the Request is to approve Lots 3 *and* 4 of Thomson Addition. Kapsa noted that the main change since Sketch Plat approval was the addition of north/south right-of-way which creates two separate lots, requiring an update to the legal description. **Tysdal moved, Vavruska seconded and all voted to recommend approval of the Sketch Plat with the stipulations noted in the staff report.**

- Request:** Conditional Use Permit to operate a new church in an existing building within the C-3 Office Commercial District
Location: 1300 N Avenue Spearfish, SD
Applicant: Michael Greslin/Jason Boke
Action: Set a Public Hearing for August 15, 2023
Kapsa presented the staff report noting that the church use and school are both conditional uses within the C-3 District. Vavruska clarified that the school would operate three weeks days and one weekend day and inquired if a play structure would be added for students outside. The applicant, Jason Boke stated that outdoor play equipment would be installed in the grassy area on site. **Tysdal moved and Vavruska seconded to set a public hearing for August 15, 2023.**

3. Items for Discussion:

Planning Studies – Project Updates: Kapsa stated that the next public input session for the Colorado Boulevard Study is scheduled August for August 24th from 5PM-7PM at the Heritage Center in Spearfish. Kapsa noted the primary concerns from the Highway 85 Corridor Study public input session were regarding the amount of development proposed along the corridor and specific concerns with the intersections of Highway 85/Pendo Road and Highway 85/Colorado Boulevard.

Planning Commission Updates: Kapsa stated that a new Planning Commissioner, Amy Davison, will be appointed during the August 7, 2023 City Council Meeting. Kapsa noted a presentation on Planning Commission expectations and a review of the bylaws would be included on the August 15, 2023 Planning Commission agenda.

- City Council Update –** Kapsa stated a presentation on the 2024 Planning and Zoning Budget would be given during the August 2, 2023 Study Session meeting. Major budgeted items for Planning and

Zoning included new permitting software and new aerial imagery which will be cost shared with Lawrence County and other municipalities within the county. She noted that an additional lot transfer at Sky Ridge and two letter of support for projects applying for Housing Infrastructure Financing Program funding were included on the August 7, 2023 City Council agenda

5. Public Comment – No comments were provided by the public.

6. Adjournment - Bordewyk adjourned the meeting at approximately 3:22 p.m.