



Spearfish Planning Commission
Regular Session Minutes
October 17th, 2023 at 3:00 p.m.

The Spearfish Planning Commission met in regular session on Tuesday, October 17th at 3:00 p.m. in the council chamber of city hall and via Zoom video conference. Greg Kruskamp chaired and the meeting was called to order at 3:00 p.m. Roll call was taken with the following members present: Rick Tysdal, Bob Myer Toby Bordewyk, Greg Kruskamp, Amy Davison, and Dylan Wilde. Also present: Marlo Kapsa, Planning Director, Ashley McDonald, City Attorney, Steve McFarland, City Administrator, and Jaymia Ecker, Assistant Planning Director, Gabby Voeller, Lindsey Romaniello, and Noelle Gignoux, SE Group.

APPROVAL OF MINUTES:

Tysdal moved, Myer seconded, and all voted to approve the minutes of the October 3rd, 2023 Planning Commission meeting.

APPROVAL OF AGENDA:

Tysdal moved, Davison seconded, and all voted to approve the agenda of the meeting as presented.

DECLARATIONS OF CONFLICTS OF INTEREST:

Kruskamp called for any potential conflicts of interest to be identified. None were identified

ITEMS FOR DISCUSSION

Comprehensive Plan Update Presentation and Q&A Session – SE Group

The meeting was dedicated to discussing the comprehensive plan update. Kapsa introduced consultants from SE group, the company contracted for the project. Gabby Voeller, project manager, gave a presentation covering the project timeline, progress to date, and details on the open house and online engagement platform. Lindsey Romaniello demonstrated the capabilities of the online platform, www.spearfishcompplansurvey.com, and encouraged the commission to share broadly. Discussion included the topics of housing, land use, and regional planning. Community member Joe Jorgensen commented his history as a developer in the area and public perception of development.

Short Term Rental Discussion

Task force application will be available in the coming weeks.

CITY COUNCIL UPDATE

The rezone and TIF related to the Hill Street property were both approved. Miller Ranch Avenue and additional infrastructure were dedicated to the city. Covenants associated with phase two of the Sky Ridge development were approved -- notably the term was extended from two years in phase one to twenty years in phase two of the development.

PUBLIC COMMENT

No public comments were provided.

ADJOURNMENT

The meeting was adjourned at 4:35 PM.