



Spearfish Planning Commission
Regular Session Minutes
November 2, 2021 at 3:00 p.m.

The Spearfish Planning Commission met in regular session on Tuesday, November 2, 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.

APPROVAL OF MINUTES:

Vavruska moved, Byrum seconded and all voted to approve the minutes of the October 5, 2021 Planning Commission meeting.

DECLARATIONS OF CONFLICTS OF INTEREST:

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

- Request:** Approve a conditional use permit for a two family dwelling with a shared wall on a common lot line
Location: 314 and 315 Peoria Street
Applicant: Mark Schwartz

Action: Set a public hearing for November 16, 2021

Ron Bengs, Interstate Engineering, provided a summary of the request to plat the existing property into two lots. Watson reviewed ordinance requirements and explained the purpose for processing this as a conditional use permit instead of a variance. **Vavruska moved, Kean seconded, and all voted to set public hearing for November 16, 2021.**

- Request:** Approve an exception to landscape points
Location: 3935 E Colorado Boulevard
Applicant: Shawn Darling
Action: Make a recommendation to City Council

Shawn Darling presented a request to reduce the landscape points, referring to the issues he addressed in his letter attached to the staff report. Watson presented staff's recommendation and noted key ordinance provisions. Discussion took place concerning regarding the site soils, use of the property, conflicts with utility easements, adding a landscape watering system, use of a landscape contractor to guide a solution, and the need for the applicant to identify a specific rationale for the exception. **Kean moved, Zwetzig seconded, and all voted to table the request pending additional information to be submitted by Mr. Darlin to justify the exception.**

- City Council Update** – Watson noted the revision approved to the home prices for Sky Ridge, and that the bridge over the creek at Jorgensen Park was repaired.
- Public Comment** – No comments were provided.
- Adjournment** - Bordewyk adjourned the meeting at 3:50 p.m.