



**Spearfish Planning Commission**  
Regular Session Minutes  
November 7<sup>th</sup>, 2023 at 3:00 p.m.

The Spearfish Planning Commission met in regular session on Tuesday, November 7<sup>th</sup> 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: Meghan Byrum, Rick Tysdal, Bob Myer, Greg Kruskamp, Amy Davison, Larry Vavruska, and Dylan Wilde. Also present: Marlo Kapsa, Planning Director, Ashley McDonald, City Attorney, Steve McFarland, City Administrator, and Jaymia Ecker, Assistant Planning Director.

**APPROVAL OF MINUTES:**

Tysdal moved, Vavruska seconded, and all voted to approve the minutes of the October 17<sup>rd</sup>, 2023 Planning Commission meeting.

**APPROVAL OF AGENDA:**

Tysdal moved, Wilde 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 ACTION**

- 1. Request:** Approve a Change of Zoning from Heavy Industrial District to C2 Highway Commercial District  
**Location:** West of the Intersection of Colorado Boulevard and Maitland Road  
**Applicant:** City of Spearfish  
**Action:** Hold a Public Hearing and Make a Recommendation to City Council  
Kapsa summarized the staff report stating the history of the one-acre subject property and use of the building as office space, a legal non-conforming use as it is currently zoned, at the time of annexation. Adjacent property to the north and west is zoned C2 and the rezone of this property to C2 would allow for future use of the existing building as office space. City staff recommend approval. A public hearing was held, and a member of the public asked for clarification on the intent of the rezone which was provided by Kapsa. Tysdal moved, Vavruska seconded, and all voted to approve the change of zoning.
- 2. Request:** Approve a Change of Zoning from C3 Office Commercial District to C2 Highway Commercial District  
**Location:** Southwest of Intersection of Recreation Lane and North Main Street  
**Applicant:** Caudill-Leavitt Properties  
**Action:** Conduct Initial Review of the Rezoning Request  
Kapsa reviewed the rezoning request involving a property currently developed with office space and surrounded by a mix of zoning districts and land use including residential, townhomes, city recreation center, and office space. Members of the commission inquired about allowed uses if the property is rezoned, property owner's intent, and potential impacts to adjacent property owners. A public hearing will be held at the next planning commission meeting.
- 3. Request:** Approve a Preliminary Plat for Lots 1 and 2 of Block 2 of Dodds Subdivision  
**Location:** Southeast of the intersection of 1<sup>st</sup> Avenue and Seaton Drive  
**Applicant:** Houston Engineering, Inc  
**Action:** Hold a Public Hearing and Make a Recommendation to City Council

Kapsa presented the preliminary plat request which would create two new lots 1 and 2 approximately 1.9 and 13 acres respectively. Staff has received construction plans for a new commercial use to be developed on proposed lot 1. Given that the proposal meets minimum lot size requirements, access, and infrastructure will be required per the developer's agreement, staff recommend approval. Following approval of the preliminary plat, the plat will go before City Council for approval and then the applicant may submit the final plat. A public hearing was held with no comments from the public. Meghan moved to make a recommendation to approve the preliminary plat, Vavruska seconded, and all voted in favor to make a recommendation to approve the preliminary plat to City Council.

## **ITEMS FOR DISCUSSION**

### **Comprehensive Plan Update**

Major themes from public input and stakeholder meetings to date are focused on housing concerns, preservation of open space, and access to recreation. The next advisory group meeting will take place in early December.

### **Colorado Boulevard Corridor Study**

The draft study report is under review by the study advisory team. Following review, the draft report will be made public for additional input.

### **Short Term Rental**

Application for short term rental task force will be available through the City's website on November 15<sup>th</sup>.

## **CITY COUNCIL UPDATE**

None.

## **PUBLIC COMMENT**

Joe Jorgenson commented on the development of the original Walmart location and the shift of public option over time.

## **ADJOURNMENT**

The meeting was adjourned at 3:37 PM.