



Spearfish Planning Commission Agenda

June 7, 2022 at 3:00 p.m.

**Meeting Location: City Council Chamber, 625 Fifth Street, Spearfish, SD
And Zoom Online Meeting**

Join Zoom Meeting

<https://us02web.zoom.us/j/88567070608>

Meeting ID: 885 6707 0608

Or Dial in:

+1 669 900 9128 and enter Meeting ID

A. Call To Order

B. Roll Call

C. Approve the Minutes from May 17, 2022

D. Declaration of Conflicts of Interest

E. Items for Action

1. Appoint a volunteer to serve on Colorado Boulevard Corridor (roadway evaluation) and Highway 85 Study Group
2. Introduction of new Planning Director Nick Broyles – roundtable discussion; no action required.

F. City Council Update

G. Public Comment - Public comments are welcome at this time, however, no action will be taken.

H. Adjournment



Spearfish Planning Commission
Regular Session Minutes
May 17, 2022 at 3:00 p.m.

The Spearfish Planning Commission met in regular session on Tuesday May 17, 2022 at 3:00 p.m. in the council chamber of city hall and via Zoom video conference. Chairman Byrum called the meeting to order at 3:00 p.m. Roll call was taken with the following members present: Toby Bordewyk, Meghan Byrum, Greg Kruskamp, Bob Meyer, Larry Vavruska, and Barbara Zwetzig. Also present: City Planner Jayna Watson, City Attorney Ashley McDonald, and City Administrator Steve McFarland.

APPROVAL OF MINUTES:

Vavruska moved, Zwetzig seconded and all voted to approve the minutes of the May 3, 2022 Planning Commission meeting.

DECLARATIONS OF CONFLICTS OF INTEREST:

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

- Request:** Approve a preliminary plat for Sky Ridge Phase 2
Location: Sky Ridge
Applicant: City of Spearfish
Action: Hold a public hearing and make recommendation to City Council

Watson presented the staff report and recommendation. Byrum opened the public hearing. No testimony was provided. Byrum closed the public hearing. **Zwetzig moved, Vavruska seconded, and all voted to recommend approval.**

- Request:** Approve an amendment to the Revised Ordinances of the City of Spearfish, Appendix A Zoning, Article II Definitions
Location: City-wide
Applicant: City of Spearfish
Action: Hold a public hearing and make recommendation to City Council

Watson presented the staff report and recommendation. Byrum opened the public hearing. No testimony was provided. Byrum closed the public hearing. **Meyer moved, Vavruska seconded, and all voted to recommend approval.**

- Request:** Approve an amendment to the Revised Ordinances of the City of Spearfish, Appendix A Zoning, Article IV. District Regulations, Section 5. C1 Central Commercial District
Location: C-1 Zoning Districts
Applicant: City of Spearfish
Action: Hold a public hearing and make recommendation to City Council

Watson presented the staff report and recommendation. Byrum opened the public hearing. No testimony was provided. The commission discussed allowed locations for parking after the reduction is applied, and the safeguards to prevent parking impacts on the adjoining neighborhood. Byrum closed the public hearing. **Zwetzig moved, Vavruska seconded, and all voted to recommend approval.**

- Request:** Approve a C-1 Redevelopment Incentive Plan
Location: 344 Main Street
Applicant: Jason Roberdeau/Williams and Associates
Action: Hold a public hearing and make recommendation to City Council

Spearfish Planning Commission

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Regular Session Minutes

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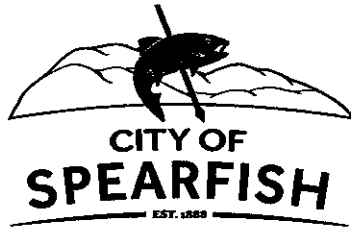
4. 344 Main Street, continued

Jason Roberdeau provided an overview of the project. Watson presented the staff report and recommendation. Byrum opened the public hearing. Mike Brennan provided public comment. The commission discussed the sidewalk along Federal Street, neighborhood input on the site plan, alley access, water/sewer relocations, and the extent of the C-1 zoning district boundary. Lisa Jensen stated that they are in regular communication with the adjoining landowner to the east. Byrum closed the public hearing. **Vavruska moved, Zwetzig seconded, and all voted to recommend approval.**

5. City Council Update – Watson stated the new Planning Director, Nick Broyles, was hired and is starting on the 31st of May. The Council also approved a revision of the Sky Ridge income qualifications in a revised agreement with Dream Design International.

6. Public Comment – No comments were provided.


7. Adjournment - Byrum adjourned the meeting at 3:50 p.m.



PLANNING COMMISSION UPDATE MEMORANDUM

Date: June 7, 2022

TO: Spearfish Planning Commission

FROM: Jayna Watson, City Planner 

RE: Study committee members and Planning Director Introduction

- 1) In partnership with the SDDOT, Spearfish will be doing a review of the East Colorado Boulevard corridor, specifically the roadway and the potential for non-motorized path between Exit 14 to Highway 85. A volunteer is needed to serve on an advisory committee and it will involve between 4-6 meetings approximately 1 hour each to advise on study progress.
- 2) Following the city council's denial of the septic system variance on the 25 acre parcel at Bradford Lane a larger group discussion will take place on June 8 involving staff and landowners within the corridor. A volunteer is needed to attend this meeting and potentially subsequent meetings, if needed, to determine future direction. This also is a 4-6 meeting commitment at 1 hour each, if additional review is needed.
- 3) Nick Broyles, our new Planning Director, is now on board and quickly learning his new roles and duties. Having a light agenda on the 7th enables us to have a roundtable discussion with Nick. Please feel free to share any ideas or expectations you would like Nick to consider as he takes the city's planning and zoning program into the future.