

# Spearfish Planning Commission



## Regular Meeting Minutes

Wednesday, January 2, 2019

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The Spearfish Planning Commission met in regular session on Wednesday, January 2, 2019 at 3:01 p.m. in the council chambers at Spearfish City Hall. Members present: Meghan Byrum; Bob Meyer, Larry Vavruska and Barbara Zwetzig. Members absent: Toby Bordewyk, Greg Kruskamp and Drew Skjoldal. Also present: City Planner Jayna Watson, Assistant City Planner Desirae Mayo, City Administrator Mike Harmon, and City Attorney Ashley McDonald.

Chairman Zwetzig called the meeting to order at 3:00 p.m.

### **APPROVAL OF MINUTES:**

**Motion was made by Vavruska to approve the minutes of the Planning Commission meeting of Tuesday, December 18, 2018 as presented. The motion was seconded by Byrum and upon vote taken thereon passed unanimously.**

### **DECLARATION OF CONFLICTS OF INTEREST:**

Zwetzig asked for any potential conflicts of interest to be identified. None were declared at this time.

### **SPECIAL RECOGNITION - DAN GREEN AND JIM HOPEWELL:**

City Planner Jayna Watson called Dan Green from the audience and commended him for over thirty years of service to the Spearfish community as a member of the Planning Commission.

Although he was not present today, Watson also publically recognized Jim Hopewell as an outgoing member, and expressed appreciation for his contributions to the Planning Commission.

- 1. Request: Concept Plan Amendment and Final Plan Approval to allow construction of duplex residential housing units in a DRD zoning district.**  
**Location: Tract A of The Reserve on Higgins Creek between Russell Street and Reserve Street.**  
**Applicant: Titan Development Group, LLC**

Dustin Dale, representing the engineering firm of AE<sub>2</sub>S, was present to respond to questions if necessary.

City Planner Jayna Watson presented an overview of the extensive analyses detailed in the staff report pertaining to this request. **Motion was made by Vavruska and seconded by Meyer to set a public hearing for Tuesday, January 15, 2019 to consider the request for Concept Plan Amendment and Final Plan Approval to allow construction of duplex residential housing units in a DRD zoning district, as requested by Titan Development Group, LLC. Upon vote taken thereon, the motion passed unanimously.**

2. **Request:** A Conditional Use Permit to allow a Retail Type 2 establishment (a seasonal farmer's market) establishment at Meier Avenue and Grant Street located in a One- & Two- Family Residential (R2) zoning district.  
**Location:** Lots 1 thru 6, Block 46, Original Town  
**Applicant:** Kayla Rippe

The applicant, Kayla Rippe, presented additional details pertaining to the request including anticipated hours of operation, market frequency, and current negotiations with the property owner, Lookout Enterprises LLC, for additional parking spaces. Concerns were expressed regarding parking, signage and the market's impact on the Dakota Five-O. Assistant City Planner Desirae Mayo stated that these concerns will be addressed in The Findings to be presented prior to the public hearing at the next meeting. **Motion was by Meyer and seconded by Byrum to set a public hearing for Tuesday, January 15, 2019 to consider a request for a Conditional Use Permit to allow a Retail Type 2 establishment at Meier Avenue and Grant Street located in a One- & Two-Family Residential (R2) zoning district as requested by the applicant, Kayla Rippe. Upon vote taken thereon, the motion passed unanimously.**

3. **Request:** Updates to The Revised Ordinances for the City of Spearfish, Appendix A - Zoning, Article V, Supplementary Regulations, Section 4, Storage and Parking of Trailers and Commercial Vehicles  
**Location:** City-wide  
**Applicant:** City of Spearfish

Assistant City Planner Desirae Mayo presented an overview of proposed zoning ordinance update necessitated in part due to the recent passage of the right-of-way management policy. **Motion by Vavruska, seconded by Byrum to set a public hearing for Tuesday, January 15, 2019 to consider proposed zoning ordinance text updates pertaining to storage and parking of trailers and commercial vehicles. Upon vote taken thereon, the motion passed unanimously.**

#### **ANNUAL MEETING:**

Watson announced that consist with the bylaws, the Planning Commission will hold its Annual Meeting on Tuesday, January 15, 2019 at which time election of officers will take place.

#### **CITY COUNCIL UPDATE:**

No report was given.

#### **PUBLIC COMMENT:**

Public Comment section opened at approximately 3:28 p.m. There were none present to offer public comment and section was closed.

#### **ADJOURNMENT:**

There being no further business to come before the commission, Zwetzig adjourned the meeting at 3:28 p.m.