



Spearfish Planning Commission
Regular Session Minutes
January 5, 2021

The Spearfish Planning Commission met in regular session on Tuesday, January 5, 2021 at 3:00 p.m. via Zoom video conference. Chairman Kruskamp called the meeting to order at 3:00 pm. Roll call was taken with the following members present: Toby Bordewyk, Larry Vavruska, Barbara Zwetzig, Greg Kruskamp, Meghan Byrum, and Bob Meyer. Also present: City Planner Jayna Watson and City Attorney Ashley McDonald.

APPROVAL OF MINUTES:

Vavruska moved, Zwetzig seconded and all voted to approve the minutes of the December 1, 2020 Planning Commission meeting.

DECLARATIONS OF CONFLICTS OF INTEREST:

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

- 1. Request:** Approve a Conditional Use Permit for a Salon / Personal Services
Location: 1545 N. Canyon Street
Applicant: Ariana Rath
Action: Hold a public hearing and approve the findings

Watson provided an overview of the staff report and findings. Kruskamp opened the public hearing. No comment was received. Kruskamp closed the public hearing. **Vavruska moved, Byrum seconded, and all voted to approve the request and the conditional use permit findings including conditions 1 through 5 of CUP criteria 13.**

- 2. Request:** Approve a DRD Concept Plan Revision and Final Plan for an assisted living, memory care, and independent living facility and townhomes
Location: Tract P Elkhorn Ridge – north of Colorado Blvd., east of Highway 85
Applicant: SLH Holdings, LLC
Action: Set public hearing for January 19, 2021

Chris Wehrle, Wyss Associates presented the request on behalf of the applicant. Watson followed with a presentation of the staff report and staff recommendation for setting of a public hearing. **Vavruska moved, Zwetzig seconded, and all voted to set public hearing for January 19, 2021.**

- 3. Request:** Approve a parking variance for a multi-family project
Location: Lot 4B Block 9 Green Acres Addition (between 7th and 10th Avenues on 34th Street)
Applicant: Pennbrook Limited Partnership
Action: Make a recommendation and set public hearing for the Board of Adjustment for January 19, 2021

Watson provided an overview of the staff report followed by Bonnie Mogen of Costello Companies who provided a summary and justification for their request for the variance. Watson reviewed the staff findings and recommendation. The Commission discussed site conditions, possible change to the code to create parking regulations based on special characteristics of use, and possible impacts that would result from reducing parking requirements on a wider scale.

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Item 3. Pennbrook Limited Partnership Parking Variance Request Continued –

Meyer moved, Zwetzig seconded to set a public hearing date for the Board of Adjustment for January 19, 2021, with a recommendation of denial. Prior to vote on the motion, Kruskamp permitted the applicant to clarify timing of re-submittal in the future if the Board of Adjustment were to deny, and if a parking study may be provided to the Board of Adjustment without review first by the Planning Commission. The Commission further discussed process and to enable the applicant's additional information to be considered. **A vote was taken with Bordewyk, Byrum, Meyer, and Vavruska voting no and Zwetzig voting yes, and the motion failed.**

A new motion was made by Bordewyk, seconded by Meyer to postpone the Planning Commission's action on this request to January 19, 2021. A vote was taken on the new motion with Bordewyk, Meyer, and Vavruska voting yes and Zwetzig and Byrum voting no, and the motion passed.

4. **Discussion Item:** Solar / Photovoltaic regulations
Applicant: City of Spearfish
Action: View guest presentation, provide input

Guest Molly Brown from GENPRO presented on various aspects of solar/pv technology and land use issues involved in collecting, converting, and distributing solar energy. A brief discussion followed concerning potential sites, setbacks, approval process, size/scale of projects, public response to the land use, and next steps moving forward. **No action was taken.**

5. **FYI:** - Election of Planning Commission Chair, Vice Chair at the January 19th meeting. A new chair and vice chair will need to be elected. Kruskamp has served the maximum of 2 years as chair.

CITY COUNCIL UPDATE:

Watson noted the City Council approved the parking encroachment agreement for the CUP at 1545 N. Canyon.

PUBLIC COMMENT

No public comment received.

ADJOURNMENT:

Chairman Kruskamp adjourned the meeting of the Planning Commission at 5:08 PM.