

# Spearfish Planning Commission



## Regular Meeting Minutes

Wednesday, January 15, 2019

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The Spearfish Planning Commission met in regular session on Tuesday, January 15, 2019 at 3:00 pm in the council chambers at Spearfish City Hall. Members present: Toby Bordewyk, Meghan Byrum, Greg Kruskamp, Bob Meyer, Barbara Zwetzig. Members absent: Drew Skjoldal and Larry Vavruska. 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 pm.

### **APPROVAL OF MINUTES:**

**Motion was made by Kruskamp to approve the minutes of the Planning Commission meeting of Tuesday, January 2, 2019 as presented. The motion was seconded by Meyer 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.

With three public hearings on the agenda today, City Planner Jayna Watson took a moment to read the "Citizens Guide to Public Hearings" as a courtesy to persons in the audience intending to offer testimony.

- 1. Request: Approve a Concept Plan Amendment and Final Plan Approval to allow construction of duplex residential housing units in a DRD zoning district. [Project ID: DRD19-001]**  
**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, presented a brief summary of the proposal by Titan Development Group for the 3-phase construction of additional duplex residential housing units at The Reserve on Higgins Creek. Watson presented an overview of minor updates to the staff report primarily reporting public comments received since the last meeting.

Chairman Zwetzig opened the public hearing at 3:17 pm. Testimony was heard from Amber Lawler, 3817 Ward Avenue and Vern Mosley, 1908 Russell Street. Hearing no further testimony, Zwetzig closed the public hearing at 3:26 pm.

**Motion was made by Bordewyk and seconded by Meyer to recommend approval of the Concept Plan Amendment and DRD Final Plan to allow construction of duplex residential housing units in a DRD zoning district located in Tract A of The Reserve on Higgins Creek between Russell Street and Reserve Street as requested by Titan Development Group, LLC. Upon vote taken thereon, the motion passed unanimously.**

2. **Request:** Approve 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. [Project ID: CUP19-001]  
**Location:** Lots 1 thru 6, Block 46, Original Town  
**Applicant:** Kayla Rippe

The applicant, Kayla Rippe, presented additional information in response to concerns noted at the January 2, 2019 meeting.

Assistant City Planner Desirae Mayo referred to The Findings commencing on page nine (9) of the staff report and presented the opinions for each of the thirteen (13) evaluation criteria. Staff does not support the request as noted in the findings attached to the staff report.

Chairman Zwetzig opened the public hearing at 3:41 pm. Testimony was heard from Marilyn Barnard, a resident of 2509 Windmill Drive, speaking on behalf of Will Domagall with Hills Horizon Inc; Chris Sherrard, Beulah WY, and Catherine Cole, a resident of Meier Avenue. There being no further testimony, Zwetzig closed the public hearing at 3:53 pm.

Discussion commenced and concluded with commentary by Police Chief Pat Rotert regarding a history of parking issues with the farmer's market. **Motion was made by Meyer to approve the 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 to approve The Findings presented in the staff report. The aforementioned motion was seconded by Byrum and upon vote taken thereon the motion failed unanimously.**

3. **Request:** Approve an Update to The Revised Ordinances for the City of Spearfish, Appendix A - Zoning, Article II, Definitions and Article V, Supplementary Regulations, Section 4, Storage and Parking of Trailers and Commercial Vehicles. [Project ID: ORD19-001]  
**Location:** City-wide  
**Applicant:** City of Spearfish

Assistant City Planner Desirae Mayo presented a brief explanation of the ordinance text revisions incorporated since the last meeting.

Chairman Zwetzig opened the public hearing at 4:11 pm. Comments/questions were heard by Val Richards, resident of 305 N 8th Street and Bill Nachatilo, 249 E Elgin Street. Hearing no further testimony, Zwetzig closed the public hearing at 4:19 pm.

Following discussion, **motion was made by Bordewyk, seconded by Byrum, to recommend approval of the proposed zoning ordinance text updates pertaining to storage and parking of trailers and commercial vehicles as presented. Upon vote taken thereon, the motion passed 3-2 with Kruskamp and Bordewyk voting AYE; Meyer and Byrum voting NO. Zwetzig cast a tie-breaking vote of AYE.**

#### **ANNUAL MEETING:**

Considering the absence of two commissioners, **motion was made by Kruskamp, seconded by Byrum to table the annual meeting and election of officers to the next Planning Commission meeting. Upon vote taken thereon, the motion passed unanimously.**

**CITY COUNCIL UPDATE:**

Watson reported briefly on matters considered at the recent city council meeting.

**PUBLIC COMMENT:**

Public Comment section opened at approximately 4:33 pm. Monica Blachet, resident of 305 N 8th Street, presented a verbal complaint regarding traffic and junk in the alley. Watson and Rotert agreed to take appropriate action on these matters. Public comment section closed at 4:37 pm.

**ADJOURNMENT:**

There being no further business to come before the commission, Zwetzig adjourned the meeting at 4:38 p.m.