

Spearfish Planning Commission



Regular Meeting Minutes

Wednesday, February 5, 2019

The Spearfish Planning Commission met in regular session on Tuesday, February 5, 2019 at 3:00 pm in the council chambers at Spearfish City Hall. Members present: Toby Bordewyk, Meghan Byrum, Greg Kruskamp, Bob Meyer, Drew Skjoldal; Larry Vavruska and Barbara Zwetzig. Members absent: None. 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 15, 2019 as presented. The motion was seconded by Vavruska and upon vote taken thereon passed unanimously.

DECLARATIONS OF CONFLICTS OF INTEREST:

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

1. Annual Meeting and Election of Officers

Zwetzig called for nominations for the position of chairman. **Motion was made by Vavruska nominating Greg Kruskamp as chairman.** No further nominations were received. **The motion was seconded by Skjoldal and upon vote taken thereon passed unanimously. Motion was made by Vavruska, seconded by Kruskamp nominating Toby Bordewyk as vice chairman.** No further nominations were received. **Upon vote taken thereon, the motion passed unanimously.**

2. Request: Approve a Change in Zoning from Agricultural (AG) to Development Review District (DRD) with Concept Plan Approval for a multi-phase mixed use development. [Project ID: CZN19-001]

Location: Tract A-2 and a portion of Tract B of the Rose Hill Addition, and a portion of Lot A of the NW¹/₄SW¹/₄ of Section 14, T6N, R2E, BHM, all within the City of Spearfish, Lawrence County, South Dakota.

Applicant: Darcy Harbott

A detailed presentation was delivered by Jason Roberdeau, architect with the firm of Williams and Associates, for a proposed multi-phase mixed use development on property formerly used as a golf course driving range for the Spearfish Canyon Country Club on behalf of the applicant, Darcy Harbott. The conceptual site plan illustrates property owned by the applicant plus two pieces of city owned property the applicant proposes to purchase, which will be included in the change of zoning request. Following an overview of the information contained in the staff report, extensive discussion took place. **Motion was made by Vavruska to set a public hearing for Tuesday, February 19, 2019 to consider a request for a change of zoning from Agricultural (AG) to Development Review District (DRD) with Concept Plan Approval for a proposed multi-phase mixed use development located on property legally described as Tract A-2 and a portion of Tract B of the Rose Hill Addition, and a portion of Lot A of the NW¹/₄SW¹/₄ of Section 14, T6N, R2E, BHM, all within the City of Spearfish, Lawrence County,**

South Dakota as proposed by the applicant Darcy Harbott. The motion was seconded by Skjoldal and upon vote taken thereon, the motion passed 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

Referring to the staff report associated with this item, Assistant City Planner Mayo requested written feedback from the commission prior to the next meeting by asking them to complete a short questionnaire which illustrates eight examples of various parking scenarios that exist in the city. Commission members are asked to return the completed questionnaire prior to the next meeting.

- 4. Request: Approve an Update to The Revised Ordinances for the City of Spearfish, Appendix A - Zoning, Article II, Supplementary Regulations, Section 6, Sign Regulations. [Project ID: ORD19-002]**

Location: City-wide

Applicant: City of Spearfish

Mayo identified several matters pertaining to signage which were discussed at a recent meeting with representatives from the Chamber of Commerce and multiple businesses in the community for consideration during the sign ordinance update process. Feedback heard today will also be included in the outline for further discussion by the chamber and businesses. Interested members of the Planning Commission will be invited to participate in that meeting.

- 5. Request: Approve the revised Findings. [Project ID: CUP19-001].**
Location: Lots 1 thru 6, Block 46, Original Town
Applicant: Planning Department Staff

Motion was made by Kruskamp and seconded by Meyer to approve the revised findings as presented. Bordewyk referred the commission to item number four (4) which he feels has been satisfied. Motion was amended by Kruskamp to approve the revised findings including a final correction to reflect that criteria item number four (4) has been satisfied. The amended motion was seconded by Vavruska and upon vote taken thereon passed unanimously.

CITY COUNCIL UPDATE:

Watson reported briefly on matters considered at the recent city and distributed a newsletter published by the American Planner's Association to which the planning commission will be subscribed.

PUBLIC COMMENT:

Public comment section opened at approximately 4:51 pm. Commentary was heard from Joe Jorgensen and the public comment section closed at 4:56 pm.

ADJOURNMENT:

There being no further business to come before the commission, Zwetzig adjourned the meeting at 4:56 p.m.