

# Spearfish Planning Commission



## Regular Meeting Minutes

Wednesday, February 19, 2019

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The Spearfish Planning Commission met in regular session on Tuesday, February 19, 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, City Administrator Mike Harmon, Fire Code Official Scott Deaver, and City Attorney Ashley McDonald.

Chairman Kruskamp called the meeting to order at 3:00 pm.

### **APPROVAL OF MINUTES:**

**Motion was made by Zwetzig to approve the minutes of the Planning Commission meeting of Tuesday, February 5, 2019 as presented. The motion was seconded by Vavruska and upon vote taken thereon passed unanimously.**

### **DECLARATIONS OF CONFLICTS OF INTEREST:**

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

- 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 NW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub> of Section 14, T6N, R2E, BHM, all within the City of Spearfish, Lawrence County, South Dakota.**  
**Applicant: Darcy Harbott**

Jason Roberdeau, architect with the firm of Williams and Associates presented a detailed overview of the 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.

City Planner Jayna Watson briefed the commission on several key issues identified in the staff report. Input from various city staff has resulted in a list of contingencies associated with project approval which will be presented in ordinance form when considered by city council. The South Dakota Department of Transportation (SDDOT) is currently reviewing driveway spacing on Highway 14A which could result in one driveway being taken off the plan or a change in spacing for both.

Chairman Kruskamp opened the public hearing at 3:40 pm. No testimony was offered and Kruskamp closed the public hearing at 3:44 pm.

**Motion was made by Zwetzig to recommend approval of the 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 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 NW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub> of Section 14, T6N, R2E, BHM, all within the City of Spearfish, Lawrence County, South Dakota as proposed by the applicant Darcy Harbott, and including items A through I as listed on page**

**six (6) of the staff report dated February 19, 2019. The motion was seconded by Vavruska.** Bordewyk requested further review by the Planning Commission should there be changes to the proposed access on Highway 14A. **Hearing no further discussion, upon vote taken thereon, the motion passed unanimously.**

- 3. Request: Provide staff with input regarding camper/RV parking issues.**  
**Location: Residential zoning districts city-wide**  
**Applicant: City of Spearfish**

Fire Code Official Scott Deaver presented information pertaining to enforcement of the existing code pertaining to parking of recreational vehicles and trailers in residential zoning districts. Following general discussion, staff was directed to research how other communities deal with similar issues.

**CITY COUNCIL UPDATE:**

Watson reported on various issues coming before the city council recently.

**PUBLIC COMMENT:**

Public comment section opened at approximately 4:32 pm. No comments were heard and this section closed at 4:32 pm.

**ADJOURNMENT:**

There being no further business to come before the commission, Kruskamp adjourned the meeting at 4:32 p.m.