



**Spearfish Planning Commission**  
Regular Session Minutes  
March 16, 2021 at 3 p.m.

The Spearfish Planning Commission met in regular session on Tuesday, March 16, 2021 at 3 p.m. in the council chambers of city hall and via Zoom video conference. Chairman Bordewyk called the meeting to order. Roll call was taken with the following members present: Toby Bordewyk, Meghan Byrum, Abe Kean, Greg Kruskamp, Bob Meyer, Larry Vavruska, and Barbara Zwetzig. Also present: City Planner Jayna Watson and City Attorney Ashley McDonald.

**APPROVAL OF MINUTES:**

**Vavruska moved, Byrum seconded, and all voted to approve the minutes of the March 2, 2021 Planning Commission meeting.**

**DECLARATIONS OF CONFLICTS OF INTEREST:**

Bordewyk called for any potential conflicts of interest to be identified. Meghan Byrum indicated a conflict of interest on item 2, Miller Ranch, and abstained from discussion and voting.

- 1. Request:** Approve a preliminary plat and variance within the 3-mile extra platting territory  
**Location:** Lots 1-8 of the Western Slope Subdivision east of Sapphire Lane  
**Applicant:** Aaron Schoon  
**Action:** Set a public hearing for April 6, 2021

Shanon Vasknetz representing the applicant Aaron Schoon, presented the request. Watson provided a review of the staff report and recommendation. Staff offered additional clarification on the Master Transportation Plan. **Meyer moved, Zwetzig seconded, and all voted to set a public hearing for April 6, 2021.**

- 2. Request:** Approve a preliminary plat for phase 1 for Miller Ranch  
**Location:** South of Colorado Boulevard, West of Christensen Drive  
**Applicant:** KTM Design Solutions/Mike Stetson  
**Action:** Set a public hearing for April 6, 2021

Mike Stetson presented the request. Watson provided a review of the staff report and recommendation. **Zwetzig moved, Vavruska seconded, and all voted to set a public hearing for April 6, 2021.**

- 3. Request:** Solar Energy Systems  
**Location:** Ag and Light/Heavy Industrial Districts  
**Applicant:** City of Spearfish  
**Action:** Provide Input

Watson provided an overview of the proposal to use a points system to evaluate a utility solar installation. Discussion amongst the commission included: 1) final energy user is unrelated to the mitigation of the impacts, 2) this regulation should not affect properties where solar panels are currently allowed as an accessory use and by administrative approval, 3) use of the points system as the CUP criteria in addition to determining if an administrative or CUP is required, 4) the relative impacts of lot coverage compared to underlying zoning 'by right' land uses.

5) commercial and industrial zoned property would be less likely developed as utility scale solar as the primary use, but accessory use in a net metering situation is possible. **No action was taken.**

**City Council Update** – Watson provided an update on the relocation of the bridge over Spearfish Creek at Rushmore Street to be relocated to the present location of the blue bridge several hundred feet to the south.

**Public Comment** – No comments were received.

**Adjournment** - Bordewyk adjourned the meeting at 4:05 p.m.