

# Spearfish Planning Commission



## Regular Meeting Minutes

Tuesday, April 2, 2019

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The Spearfish Planning Commission met in regular session on Tuesday, April 2, 2019 at 3:00 pm in the council chambers at Spearfish City Hall. Members present: Greg Kruskamp, Bob Meyer, Larry Vavruska and Barbara Zwetzig. Members absent: Toby Bordewyk, Meghan Byrum, Drew Skjoldal. Also present: City Planner Jayna Watson.

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

### **APPROVAL OF MINUTES:**

Zwetzig pointed out one necessary correction to the minutes as Bordewyk should be listed as absent.

**Motion was made by Zwetzig to approve the minutes of the Planning Commission meeting of Tuesday, March 19, 2019 with the aforementioned correction. 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 Conditional Use Permit to allow a child care center in an Agricultural (AG) zoning district. [Project ID: CUP19-002]**  
**Location: Mountain View Baptist Church Tract NW<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub>, Spearfish Prairie Addition  
10959 Kellem Lane**  
**Applicant: North Point Christian Church**

Ms. Kendra McGinnis, attending on behalf of the applicant, presented additional details pertaining to proposed hours of operation, the ages and numbers of children to be served and a description of the services she hopes to provide should the child care center be approved.

City Planner Jayna Watson presented a brief overview of the information contained in the staff report. **Motion was made by Vavruska to set a public hearing for Tuesday, April 16, 2019 to consider a request for a Conditional Use Permit (CUP) to allow a child care center in an Agricultural (AG) zoning district on property legally described as Mountain View Baptist Church Tract NW<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> in Spearfish Prairie Addition, (10959 Kellem Lane) as proposed by North Point Christian Church. The motion was seconded by Zwetzig and upon vote taken thereon, the motion passed unanimously.**

- Request: Zoning Ordinance Text Amendment, Article V., Sections 2 and 4, Storage and Parking of Trailers and Commercial Vehicles. [PROJECT ID: ORD19-001]**  
**Location: Residential zoning districts.**  
**Applicant: City of Spearfish**

Watson presented a brief overview of the proposed revisions to the city's zoning ordinance pertaining to storage and parking of trailers and commercial vehicles in residential zoning districts which are intended to foster consistency with the recently adopted right-of-way management policy. Additional

revisions were suggested which staff will present at the next meeting in ordinance form. **Motion was made by Meyer to set a public hearing for Tuesday, April 16, 2019 to consider proposed changes to The Revised Ordinances of the City of Spearfish, Appendix A – Zoning, Article V., Sections 2 and 4, pertaining to storage and parking of trailers and commercial vehicles. The motion was seconded by Zwetzig and upon vote taken thereon, the motion passed unanimously.**

- 3. Request: Provide input to a proposed sign ordinance update. [PROJECT ID: ORD19-002]  
Location: City-wide  
Applicant: City of Spearfish**

Having recently received additional feedback from representatives of the chamber of commerce and business community, Watson initiated further review of the proposed revisions to the existing sign ordinance. Regulations specific to feather banners and other minor details will be addressed in the final draft of the ordinance, pending additional input from the business community. Ongoing review will take place there is progress to report.

**CITY COUNCIL UPDATE:**

Watson reported on various matters coming before the city council last night.

**PUBLIC COMMENT:**

Public comment section opened at approximately 4:11 pm. Kruskamp initiated discussion regarding the timeframe for completion of the parking lot at The Villages at Creekside and voiced concern with the location of the recreational path on site and its proximity to Spearfish Creek which attracts fly fishermen with a variety of skill levels. No additional comments were heard and this section closed at 3:24 pm.

**GROUP PHOTO:**

The group photo will be taken at a later date when all are present.

**ADJOURNMENT:**

There being no further business to come before the commission, Kruskamp adjourned the meeting at 3:25 pm.