



Spearfish Planning Commission
Regular Session Minutes
April 4, 2023 at 3:00 p.m.

The Spearfish Planning Commission met in regular session on Tuesday, April 4, 2023 at 3:00 p.m. in the council chamber of city hall and via Zoom video conference. Chair Greg Kruskamp called the meeting to order at 3:00 p.m. Roll call was taken with the following members present: Chair Greg Kruskamp, Vice Chair Meghan Byrum, Commissioner Rick Tysdal, Commissioner Toby Bordewyk, and Commissioner Bob Meyer. Also present: Planning Director Marlo Kapsa, Assistant Planning Director Jennifer Bergstrom, Mayor John Senden, City Attorney Ashley McDonald, and City Administrator Steve McFarland.

APPROVAL OF MINUTES:

Kruskamp moved, Bordewyk seconded, and all voted to approve the minutes of the March 7, 2023 Planning Commission meeting.

DECLARATIONS OF CONFLICTS OF INTEREST:

Kruskamp called for any potential conflicts of interest to be identified. No conflicts were expressed.

- Request:** Approve a Sketch Plat for Tracts JL-1 and JL-2 of Section 36, T6N, R3E
Location: Southeast of the intersection of SD Hwy 85 and Crook City Road; Within 3-Mile Extraterritorial Jurisdiction Area

Applicant: Interstate Engineering

Action: Approve Sketch Plat with Stipulations

Kapsa presented the sketch plat, which is a minor plat within the 3-Mile Extraterritorial Jurisdiction area with Lawrence County. This property is currently unplatted and this plat will create two new lots. The proposed Tract JL-1 will be 24.9 acres in size, and the proposed Tract JL-2 will be 54.42 acres in size. Kapsa explained that this plat is a result of a judgement on an adverse possession case in which a survey was ordered by the court. She stated that the Lawrence County Planning & Zoning Department has agreed to allow Tract JL-1 to be under the 40-acre minimum size requirement of the A-1 (General Agriculture) zoning district, since the adjacent property is under the same family ownership. Kapsa stated that Tract JL-2 has legal access but Tract JL-1 does not, and that legal access to Tract JL-1 will need to be shown on the final plat.

Bordewyk moved, Byrum seconded, and all voted to approve the sketch plat with the stipulations listed in the staff report.

- Items for Discussion:**

Corridor Studies – Project Updates: Kapsa stated that the public hearing set for April 5th for the Spearfish Rest Area/Welcome Center Corridor Study was rescheduled due to weather to April 27th at 5:30 at Spearfish City Hall.

Comprehensive Plan Proposals: Kapsa gave an update on the Comprehensive Plan. She said the City has received five proposals, which have been forwarded to the selection committee for review. Comments are due back on April 14th and these will be brought to the Planning Commission at the April 18th meeting for recommendation to City Council.

- City Council Update –**

Kapsa stated that at the April 3rd City Council meeting, the City Council approved a resolution of intent to enter into a pasture lease agreement at the McLaughlin Sawmill property. Also, the

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Council approved the concept design and location at Spartan Park for the new proposed skate park. McFarland stated that the City approved the Playground Renovation contract for the Rocket Ship Playground at Evans Park.

4. **Public Comment** – No comments were provided.
5. **Adjournment** - Kruskamp adjourned the meeting at 3:15 PM.