



**Spearfish Planning Commission**  
Regular Session Minutes  
April 5, 2022 at 3:00 p.m.

The Spearfish Planning Commission met in regular session on Tuesday, April 5, 2022 at 3:00 p.m. in the council chamber of city hall and via Zoom video conference. Chairman Bordewyk called the meeting to order at 3:00 p.m. Roll call was taken with the following members present: Meghan Byrum, Greg Kruskamp, Bob Meyer, Larry Vavruska, and Barbara Zwetzig. Absent: Toby Bordewyk. Also present: City Planner Jayna Watson, City Attorney Ashley McDonald, City Administrator Steve McFarland.

**APPROVAL OF MINUTES:**

**Vavruska moved, Meyer seconded and all voted to approve the minutes of the March 15, 2022 Planning Commission meeting.**

**DECLARATIONS OF CONFLICTS OF INTEREST:**

Byrum called for any potential conflicts of interest to be identified. Byrum indicated a conflict with item 2 and would recuse from chairing the meeting at that point.

- Request:** Approve a variance to the subdivision code regarding water, sewer, and streets for Tracts P1 and P2 of Tract P  
**Location:** Tract P of the Spearfish Prairie Addition  
**Applicant:** Pangburn Enterprises/Diamond Group  
**Action:** Hold a public hearing and make recommendation to City Council

Chris Pangburn explained the request for the variance. Watson followed with the staff report presentation noting the required criteria and findings upon which staff's recommendation for denial is based. Questions of the Commission included: 1) other remedies available, 2) development potential without the infrastructure requirements. Byrum opened the public hearing. Joe Jorgensen provided comment. No additional comments were made by the public and Byrum closed the public hearing. **Meyer moved, Zwetzig seconded and all voted to recommend denial to the City Council, according to the findings of the staff report.**

Byrum requested a motion to approve a temporary chair. **Varuska moved, Meyer seconded, and all voted for Kruskamp to chair the remainder of the meeting.**

- Request:** Approve an amendment to the Miller Ranch DRD Concept Plan and approve the phase 2 preliminary plat  
**Location:** Christensen Drive and Colorado Boulevard  
**Applicant:** Mike Stetson/ KTM Design Solutions  
**Action:** Set a public hearing for April 19, 2022

Mike Stetson presented the request for the concept plan revision and the preliminary plat. Watson followed with the staff report presentation noting the previous DRD approval requiring the update based on the open space criteria. One question from the Commission was regarding home placement. **Vavruska moved, Meyer seconded, and all voted to set public hearing for April 19, 2022.**

3. **City Council Update** – Watson provided an update on the recreation path project, Elkhorn Ridge DRD revised concept plan approval, and HDR being selected to initiate design on Colorado Boulevard widening along the Sky Ridge frontage.
4. **Public Comment** – No comments were provided.
5. **Adjournment** - Kruskamp adjourned the meeting at 3:35 p.m.