



Spearfish Planning Commission
Regular Session Teleconference Minutes
April 7th, 2020

The Spearfish Planning Commission met in regular session on Tuesday, April 7th, 2020 at 3:00 p.m. via teleconference. Chairman Kruskamp called the meeting to order at 3:04 pm. Roll call was taken with the following members present: Toby Bordewyk, Larry Vavruska, Barbara Zwetzig, Greg Kruskamp, Meghan Byrum, Drew Skjodal, and Bob Meyer. Also present: City Planner Jayna Watson, City Attorney Ashley McDonald, and Assistant City Planner Daniel Van Holland.

APPROVAL OF MINUTES:

Vavruska moved, Zwetzig seconded and all voted to approve the minutes of the March 17th, 2020 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 C-1 Redevelopment Incentive Plan**
Location: 437 Main St.
Applicant: Jared Capp
Action: Hold a public hearing and make a recommendation to the City Council

Watson explained the proposal and summarized staff's findings. Jared Capp provided clarification on a previous public comment received by a neighbor. The Commission asked if the adjacent lot #3 was a part of the plan and if the adjacent alley was to be improved. Public hearing was opened at 3:30 pm. No comments were received and the public hearing was closed at 3:32 pm. **Meyer moved, Vavruska seconded and all present voted aye to recommend approval to the City Council.**

- Request: Approve a Tax Increment Finance (TIF) Boundary**
Location: North 1700' of Tract V and Tract H both of the Elkhorn Ridge Addition, and the South 17' of the North 50' of the NW ¼ of Section 21, Township 6 North, Range 3 East, BHM, Lawrence County, South Dakota and the South 17' of the North 50' of the NE ¼ of Section 21, Township 6 North, Range 3 East, BHM, Lawrence County, South Dakota including the East Colorado Boulevard right-of-way
Applicant: City of Spearfish
Action: Hold a public hearing and make a recommendation to the City Council

Watson explained the proposed boundary, possible improvements to be added within the area, and relevant TIF law justifying the boundary. Planning Commission members asked if there has been any news report on this topic, whether the area met the definition of blight, and whether a bike path along Colorado Boulevard to the area was considered. Public hearing was opened at 4:07 pm. Mistie Caldwell, President of the Spearfish School Board provided comment. The public hearing was closed at 4:08 pm. **Meyer moved, Zwetzig seconded and the Commission voted 4-2, with Skjodal and Vavruska dissenting, to recommend approval to the City Council.**

PUBLIC COMMENT

No public comment received



CITY COUNCIL UPDATE:

Watson updated the Commission on previous City Council business, including issues with pedestrian bridges, issues with acquiring right-of-way for a recreation path, and the Jackson Boulevard project.

ADJOURNMENT:

There being no further business to come before the commission, Kruskamp adjourned the meeting at approximately 4:20 p.m.