

Spearfish Planning Commission



Regular Meeting Minutes

Tuesday, April 16, 2019

The Spearfish Planning Commission met in regular session on Tuesday, April 16, 2019 at 3:00 pm in the council chambers at Spearfish City Hall. Members present: Toby Bordewyk, Meghan Byrum, Greg Kruskamp, Bob Meyer, Drew Skjoldal, Larry Vavruska and Barbara Zwetzig. Members absent: None. Also present: City Planner Jayna Watson, City Administrator Mike Harmon and City Attorney Ashley McDonald.

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

APPROVAL OF MINUTES:

Motion was made by Vavruska to approve the minutes of the Planning Commission meeting of Tuesday, April 2, 2019 as presented. The motion was seconded by Zwetzig and upon vote taken thereon, passed unanimously.

DECLARATIONS OF CONFLICTS OF INTEREST:

Kruskamp called for any potential conflicts of interest to be identified. Meyer disclosed he owns property located in a ILR Light/Restrictive Industrial District.

- 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 NW¹/₄NE¹/₄, Spearfish Prairie Addition
10959 Kellem Lane**
Applicant: North Point Christian Church

Ms. Kendra McGinnis, attending on behalf of the applicant, presented a progress report on modifications that will be required to the facility in which the proposed child care center will be located.

City Planner Jayna Watson presented a brief overview of the information contained in the staff report. Referring to The Findings commencing on page nine (9) of the staff report, she presented the opinions for each of the thirteen (13) evaluation criteria. Staff recommends approval with additional conditions imposed as note on page eleven (11) of the staff report, criteria 13.

Chairman Kruskamp opened the public hearing. No testimony was heard and Kruskamp closed the public hearing.

Motion was made by Meyer to approve the 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 NW¹/₄NE¹/₄ in Spearfish Prairie Addition, (10959 Kellem Lane) as proposed by North Point Christian Church with the following additional imposed conditions of Criteria 13:

- 1. Applicant shall comply with one of the following prior to occupancy:**
 - a) Add an exit door in rooms to be occupied with children where the room lacks a direct exit out to the exterior of the building. This requires a building permit.**
 - b) Install a fire suppression system. This requires a building permit.**

- c) **Prohibit all occupancy of rooms that lack a direct exit out to the exterior; and**
2. **A certificate of occupancy shall be required.**

The motion was seconded by Bordewyk and upon vote taken thereon, the motion passed unanimously.

2. **Request: Revisions to Appendix A - Zoning, Article II, Definitions and Article V. Supplemental Regulations, Section 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 city ordinance pertaining to storage and parking of trailers and commercial vehicles in residential zoning districts. Considerable discussion ensued.

Chairman Kruskamp opened the public hearing. The commission heard testimony from Bill Nachatilo, resident of 249 E Elgin Street and Penny Lensegrav, resident of 1112 35th Street. Kruskamp closed the public hearing.

Following discussion, **motion was made by Meyer and seconded by Byrum to recommend approval of the proposed changes to The Revised Ordinances of the City of Spearfish, Appendix A – Zoning, Article V., Section 4, pertaining to storage and parking of trailers and commercial vehicles. The motion passed 4-3 with Bordewyk, Skjoldal and Vavruska voting NO.**

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

Watson provided an overview of progress being made on the proposed sign ordinance update as detailed in the staff report. There was considerable discussion but no action was taken

4. **Request: Approve an update to Appendix A - Zoning, Article II, Definitions, Article IV, District Regulations, Section 8, ILR Light/Restrictive Industrial District, Subsection E, Area Regulations, Item 6 and 7. [PROJECT ID: ORD19-003]**
Location: City-wide
Applicant: City of Spearfish

Following a brief outline of the details contained in the staff report, **motion was made by Vavruska and seconded by Meyer to set a public hearing for Tuesday, May 7, 2019 to consider updates to The Revised Ordinances of the City of Spearfish, Appendix A – Zoning, Article II, Definitions, Article IV, District Regulations, Section 8, ILR Light/Restrictive Industrial District, Subsection E, Area Regulations, as proposed. Upon vote taken thereon, the motion passed unanimously.**

CITY COUNCIL UPDATE:

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

PUBLIC COMMENT:

Public comment section opened at approximately 4:15 pm. No comments were heard and this section closed.

GROUP PHOTO:

With all commissioners in attendance today, a photograph of the group was taken for the city website.

ADJOURNMENT:

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