



**Spearfish Planning Commission**  
Regular Session Minutes  
May 19th, 2020

The Spearfish Planning Commission met in regular session on Tuesday, May 19th, 2020 at 3:00 p.m in the Council Chamber. Chairman Kruskamp called the meeting to order at 3:00 pm. Roll call was taken with the following members present: Toby Bordewyk, Barbara Zwetzig, Greg Kruskamp, Meghan Byrum, Drew Skjodal, and Bob Meyer. Absent: Larry Vavruska. Also present: City Planner Jayna Watson, and Assistant City Planner Daniel Van Holland.

**APPROVAL OF MINUTES:**

**Skjodal moved, Byrum seconded and all voted to approve the minutes of the April 7th, 2020 Planning Commission meeting.**

**DECLARATIONS OF CONFLICTS OF INTEREST:**

Kruskamp called for any potential conflicts of interest to be identified. Meyer mentioned he knows Jim Boke, the subject of item two, and has worked with him before but did not feel it would be a conflict for the matter at hand. No other conflicts were expressed.

- 1. Request: Approve an amendment to a Conditional Use Permit**  
**Location: 1004 Main St.**  
**Applicant: Collin Cantalope**  
**Action: Set a public hearing for June 2<sup>nd</sup>, 2020**

Van Holland explained the proposal and summarized staff's findings. Collin Cantalope explained his plans for the property and why he is seeking the amendment. Discussion was held over the proposal of a digital sign on the property. **Zwetzig moved, Skjodal seconded and all present voted to set the public hearing for June 2<sup>nd</sup>.**

- 2. Request: Approve rezoning from PUD (Planned Unit Development) to DRD (Development Review District) and amend setback requirements.**  
**Location: Countryside Subdivision Tracts 2R, 3R, 4R east of Woodlands Dr.**  
**Applicant: City of Spearfish**  
**Action: Set public hearing for June 2<sup>nd</sup>, 2020**

Watson explained the rationale for rezoning and the proposed setback changes. Planning Commission members asked about how the changes impact the lots, if this proposal would be subject to the 10 percent open space requirement for the multifamily/commercial areas, , and if other PUDs will need this rezoning, and if future development for the multifamily/commercial will need to come back for approval. **Bordewyk moved, Byrum seconded and all voted to set the public hearing for June 2<sup>nd</sup>.**

**PUBLIC COMMENT**

No public comment received

**CITY COUNCIL UPDATE:**

Watson and Van Holland updated the Commission on previous City Council business, including a presentation given on pavement management.

**ADJOURNMENT:**

There being no further business to come before the commission, Kruskamp adjourned the meeting at approximately 4:00 p.m.