



**Spearfish Planning Commission**  
Regular Session Minutes  
June 2nd, 2020

The Spearfish Planning Commission met in regular session on Tuesday, June 2nd, 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: Larry Vavruska, Barbara Zwetzig, Greg Kruskamp, Meghan Byrum, and Bob Meyer. Absent: Toby Bordewyk and Drew Skjodal. Also present: City Planner Jayna Watson, City Administrator Mike Harmon, City Attorney Ashley McDonald, and Assistant City Planner Daniel Van Holland.

**APPROVAL OF MINUTES:**

**Zwetzig moved, Vavruska seconded and all present voted to approve the minutes from May 19th, 2020.**

**DECLARATIONS OF CONFLICTS OF INTEREST:**

Kruskamp called for any potential conflicts of interest to be identified. Meyer mentioned his acquaintances with Jim Boke, subject of item 2. The Commission did not consider this conflict with the proposal. No other conflicts were expressed.

**1. Request: Approve an amendment to a Conditional Use Permit**

**Location: 1004 Main Street**

**Applicant: Collin Cantalope**

**Action: Hold a public hearing and render a decision**

The Commission asked the applicant and staff if there were any changes to the request since the last meeting. Applicant and staff stated there were not. Watson explained the regulations regarding signage on the lot and additional related conditions to be required. Kruskamp opened the public hearing. No comments were submitted. Kruskamp closed the public hearing. **Meyer moved, Vavruska seconded and all present voted to approve the amendment to the conditional use permit with the three conditions listed in line 13 of the findings document.**

**2. Request: Approve rezoning from PUD (Planned Unit Development) to DRD (Development Review District) and amend setback standards.**

**Location: Countryside Subdivision Tracts 2R, 3R, 4R east of Woodlands Dr.**

**Applicant: City of Spearfish/Jim Boke**

**Action: Hold a public hearing and make a recommendation to the City Council**

Watson explained the changes to the setbacks made since the last meeting. Jim Boke further explained the changes, the rationale for the change, and his vision for the development. Discussion was held on the lot sizes and open space within the development. Kruskamp opened the public hearing. No comments were submitted. Kruskamp closed the public hearing. **Vavruska moved, Byrum seconded and all present voted to approve the rezoning and setback amendment.**

**3. Request: Approve a change of zoning from C2 Highway Service Commercial to R3 Multifamily Residential**

**Location: Lot 1B Block 4 Heritage Addition**

**Applicant: Spearfish Estates, LLC.**



**Action: Set a public hearing for June 16, 2020**

Van Holland explained the proposed project and the rationale for rezoning. **Vavruska moved, Zwetzig seconded and all present voted to set the public hearing for June 16th.**

**4. Request: Approve a change of zoning from Agriculture (AG) and Light/Restrictive Industrial (ILR) to Airport Zoning District (APZ)**

**Location: Airport area**

**Applicant: City of Spearfish**

**Action: Set a public hearing for June 16, 2020**

Van Holland explained the zoning history of the parcels and the purpose for rezoning. **Vavruska moved, Meyer seconded, and all present voted to set the public hearing for June 16th.**

**5. Request: Approve an annexation and change of zoning to APZ**

**Location Tract A in S1/2S1/2 and Tract A in NE1/4SW1/4-SE1/4NW1/4**

**Applicant: City of Spearfish**

**Action: Set a public hearing for June 16, 2020**

Van Holland explained the zoning history and the purpose for annexation and change of zoning. **Vavruska moved, Byrum seconded and all present voted to set the public hearing for June 16th.**

#### **PUBLIC COMMENT**

No public comment received

#### **CITY COUNCIL UPDATE:**

Watson updated the Commission on previous City Council business, including a renewable energy agreement with Black Hills Energy, a presentation given on a wastewater equalization project, and the Jackson Boulevard project.

#### **ADJOURNMENT:**

There being no further business to come before the commission, Kruskamp adjourned the meeting at approximately 3:35 p.m.