

Spearfish Planning Commission



Regular Meeting Minutes

Tuesday, June 18, 2019

The Spearfish Planning Commission met in regular session on Tuesday, June 18, 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, Barbara Zwetzig. 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:

Vavruska moved, Byrum seconded and all voted to approve the minutes of the Planning Commission meeting of Tuesday, May 7, 2019 as presented.

DECLARATIONS OF CONFLICTS OF INTEREST:

Kruskamp called for any potential conflicts of interest to be identified. No conflicts were expressed.

Kruskamp requested a modification to the order of the agenda and discuss item #3 annexation and change of zoning first on the agenda. **Meyer moved, Vavruska seconded and all voted to modify the order of the agenda and discuss item 3 MC Ranch LLC's annexation and change of zoning first.**

- 1. Request: Voluntary annexation and change zoning from County Agriculture District to R-1 Single Family, R-2 One and Two Family and change of zoning from City Ag to R-1 Single Family (final zoning districts to be determined)**
Location: 293 +/- acres west of Christensen Drive and south of Colorado Boulevard.
Applicant: MC Ranch LLC

Watson presented a brief overview of the approval process. Attas Boutrous II, MD represented MC Ranch LLC and shared their general vision for the property and the development plan which is primarily a residential community having single family, duplex and town house types of dwellings. Potential exists for commercial land use on Colorado Blvd in the future.

Kruskamp requested comments from the Planning Commission which included the topics of preservation of the barns on Colorado, open space, paths, topography, drainage, review process and coordination with other agencies, lot sizes, density, and submittal requirements for the formal annexation/rezoning request.

Skjoldal moved, Byrum seconded and all voted to direct the applicant to seek access approvals from Lawrence County and South Dakota Department of Transportation prior to filing an annexation/rezoning application with the City of Spearfish.

- 2. Request: Provide input to an update to zoning code concerning small wind energy systems. [PROJECT ID: ORD19-004]**
Location: City-wide; certain residential, commercial, and industrial districts.
Applicant: City of Spearfish

Watson provided a brief history of when this was reviewed 9 years ago by City Council, but no action was taken. The Planning Commission's input included questions concerning heights, minimum lot sizes, approval processes, mitigation of noise and shadow flicker, use of a points system to evaluate, and possibly introducing the use of wind energy only to larger lots and commercial applications only, etc. **No action was taken.**

2. **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 the existing non-conforming sections of the sign code and requested Planning Commission input which included comments regarding simplification of terms as well as identifying what City Council may prefer for the sunset provision requiring all signs to comply by 2024. Watson summarized the next steps which include a review by the chamber committee who has offered input to the sign regulations thus far, and then back to Planning Commission. **No action was taken.**

CITY COUNCIL UPDATE:

Watson reported on various matters coming before the city council last night which included the status of South Canyon Road between the city campground and Winterville Road. Harmon provided an update on the planning efforts for the new cross wind runway at the airport.

PUBLIC COMMENT:

Public comment section opened but no comments were heard and this section closed.

ADJOURNMENT:

There being no further business to come before the commission, Kruskamp adjourned the meeting at approximately 4:05 p.m.