

Spearfish Planning Commission



Regular Meeting Minutes

Tuesday, July 2, 2019

The Spearfish Planning Commission met in regular session on Tuesday, July 2, 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. Absent: 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:

Byrum moved, Vavruska seconded and all voted to approve the minutes of the Planning Commission meeting of Tuesday, June 18, 2019 as presented.

DECLARATIONS OF CONFLICTS OF INTEREST:

Kruskamp called for any potential conflicts of interest to be identified. No conflicts were expressed. Kruskamp noted that he resided near 402 Lariat which is the subject of an item on the agenda, but did not feel a conflict of interest existed.

1. Request: Conditional Use Permit for a second dwelling in an R-1 Single Family zoning district

[PROJECT ID: CUP19-003]

Location: 402 Lariat Drive

Applicant: Jeff Madler

Jeff Madler presented a brief overview of the reason for his request. Watson followed with a summary of the staff report and answered questions from the Planning Commission.

Byrum moved, Bordewyk seconded and all voted to set public hearing for Tuesday July 16, 2019.

2. Request: Approve a DRD Final Plan for phase 1 building at Spearfish Canyon Village

[PROJECT ID: DRD19-002]

Location: Tract A-2 of the Rose Hill Addition, of Section 14 T6N R2E BHM, all within the City of Spearfish, Lawrence County South Dakota (Immediately west of Spearfish Canyon Highway, former driving range of Spearfish Canyon Country Club)

Applicant: Jason Roberdeau

Jason Roberdeau provided a brief overview of the phase 1 mixed use building. Watson presented a summary of the staff report and recommendation. Questions from the Planning Commission included: impacts of construction on the bike path, driveway access to/from the Spearfish Canyon Highway and status of the final plan approval related to access approval from the DOT.

Vavruska moved, Meyer seconded and all voted in favor of recommending approval to the City Council.

3. Request: Provide input concerning small wind energy systems

Location: City-wide

Applicant: City of Spearfish

Watson provided an update from the previous evening's City Council meeting where the Council directed the scope of this new regulation to be limited to commercial/industrial applications approved by the Planning Commission as a first phase project. **No action was taken.**

4. **Request:** Provide input concerning the sign ordinance update
[PROJECT ID: ORD19-002]
Location: City-wide
Applicant: City of Spearfish

Watson provided a summary of the staff report which included a review of the proposed schedule to complete the revisions, the general purpose statement of the sign regulations, and definitions that pertain to terms of the sign ordinance. Questions and comments from the Planning Commission included: regulation of signage for an adult oriented business, kiosk tenant definition, the use of cross references to other sections of the code, clarification of what is a parapet on a building, the measure of brightness in lighting from 'dim to glaring', and the need to review other cities' definitions for what is considered a sign. **No action was taken.**

CITY COUNCIL UPDATE:

Watson reported on various matters coming before the city council on July 1, 2019 noting that there was support from City Council to include provisions for the use of feather banners for signage.

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 4:00 p.m.