



Spearfish Planning Commission
Regular Session Minutes
July 6, 2021 at 3:00 p.m.

The Spearfish Planning Commission met in regular session on Tuesday, July 6, 2021 at 3:00 p.m. in the council chamber of city hall and via Zoom video conference. Due to the absence of the Chairman and Vice Chairwoman, Greg Kruskamp called the meeting to order at 3:00 p.m. Roll call was taken with the following members present: Abe Kean, Greg Kruskamp, Bob Meyer, and Larry Vavruska. Absent: Toby Bordewyk, Meghan Byrum, and Barbara Zwetzig. Also present: City Planner Jayna Watson, City Attorney Ashley McDonald. Kruskamp requested a motion to appoint a temporary chair for the meeting.

Vavruska moved, Kean seconded, and all voted for Kruskamp to serve as temporary chair for the July 6, 2021 meeting.

APPROVAL OF MINUTES:

Meyer moved, Vavruska seconded, and all voted to approve the minutes of the June 15, 2021 Planning Commission meeting.

DECLARATIONS OF CONFLICTS OF INTEREST:

Kruskamp called for any potential conflicts of interest to be identified. Meyer indicated a conflict of interest on item 2 and would not participate in discussion or voting. Following Meyer's declaration of a conflict, Watson stated that action on item 2 would need to be postponed to July 20th since there would be no quorum for that item.

- Request:** Approve a change of zoning from Ag (Agriculture) to R-1 (Single Family) and preliminary plat
Location: Northeast corner of Blue Stem Boulevard and Woodlands Drive
Applicant: Jim Boke

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

Watson presented the staff report and reviewed the ordinance requirements. Kruskamp opened the public hearing. No persons provided testimony. Kruskamp closed the public hearing.

Vavruska moved, Meyer seconded, and all voted to recommend approval to the City Council.

- Request:** Approve a preliminary plat for a 9 lot subdivision - Eastwood Court
Location: East of Woodlands Drive
Applicant: Jim Boke
Action: Hold a public hearing and make a recommendation to City Council

Due to lack of quorum, no action was taken. Request rescheduled for action on July 20, 2021.

- Request:** Approve a change of zoning from Ag (Agriculture) to R-1 (Single Family) and preliminary plat with a variance to sewer requirements for lots 2-7
Location: West of Falcon Crest on Bridgestone Street
Applicant: Bridgestone Estates LLC

- 3. continued** **Action:** Set a public hearing for July 20, 2021
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Watson presented the staff report and reviewed the ordinance requirements. **Meyer moved, Kean seconded, and all voted to set a public hearing for July 20, 2021.**

- 4. City Council Update** – Watson provided information regarding the pending City Council action on the Cannabis Establishment ordinance, the City’s new water conservation program messages, and the Sky Ridge construction update.
- 5. Public Comment** – No comments were provided.
- 6. Adjournment** - Kruskamp adjourned the meeting at 3:28 p.m.