



Spearfish Planning Commission
Regular Session Minutes
August 4, 2020

The Spearfish Planning Commission met in regular session on Tuesday, August 4, 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 , Larry Vavruska, Barbara Zwetzig, Greg Kruskamp, Meghan Byrum, Drew Skjoldal, and Bob Meyer. Also present: City Planner Jayna Watson, City Attorney Ashley McDonald, and Assistant City Planner Daniel Van Holland.

APPROVAL OF MINUTES:

Byrum moved, Vavruska seconded, and all present voted to approve the minutes from July 21, 2020.

DECLARATIONS OF CONFLICTS OF INTEREST:

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

- 1. Request: Approve a change to Appendix A Zoning Article V. Supplementary Regulations, Section 6. Sign Regulations**
Location: Citywide
Applicant: City of Spearfish
Action: Hold a public hearing and make a recommendation to the City Council

Watson presented the proposed changes to the Commission. Chairman Kruskamp opened the public hearing. No comments were received. Chairman Kruskamp close the public hearing. **Skjodal moved, Vavruska seconded, and the Planning Commission voted 6-0 to recommend approval to the City Council.**

- 2. Request: Approve a change of zoning from County Agriculture to City Agriculture**
Location: The South 17 feet of the North 50 feet of the NW1/4NE1/4; and the South 17 feet of the North 50 feet of the NW1/4 except Lot H2 all Located in Section 21, T6N, R3E, B.H.M., Lawrence County, South Dakota
Applicant: City of Spearfish
Action: Hold a public hearing and make a recommendation to the City Council

Watson presented the proposed zoning change. Chairman Kruskamp open the public hearing. No comments were received. Chairman Kruskamp closed the public hearing. **Zwetzig moved, Byrum seconded and the Planning Commission voted 6-0 to recommend approval to the City Council.**

- 3. Discussion Item: Zoning changes to accommodate conversion of garages to apartments**

Van Holland presented the matter. Commissioners discussed possible public relations, previous reactions to allowing a second dwelling in R1 districts, the purpose of setback requirements, the potential for using this as a way of getting around setbacks, possible issues with density and impact, where the building footprint should be for this kind of project, occupancy limits and owner/occupied requirements, and the applicability of the conditional use process. Watson and Van Holland stated they will do more research into similar changes and report back to the Planning Commission on their findings.



PUBLIC COMMENT

No public comment received

CITY COUNCIL UPDATE:

Watson updated the Commissioners on City Council business, including Exit 17 and airport capital projects, and department budget presentations.

Commissioners asked for more information on the status of 7th street.

ADJOURNMENT:

There being no further business to come before the commission, Kruskamp adjourned the meeting at approximately 3:50 p.m.