



Spearfish Planning Commission
Regular Session Minutes
August 17, 2021 at 3:00 p.m.

The Spearfish Planning Commission met in regular session on Tuesday, August 17, 2021 at 3:00 p.m. in the council chamber of city hall and via Zoom video conference. Chairman Bordewyk called the meeting to order at 3:00 p.m. Roll call was taken with the following members present: Toby Bordewyk, Meghan Byrum, Abe Kean, Greg Kruskamp, Bob Meyer, Larry Vavruska, and Barbara Zwetzig. Also present: City Planner Jayna Watson and Interim City Administrator Ashley McDonald.

APPROVAL OF MINUTES:

Byrum moved, Vavruska seconded and all voted to approve the minutes of the August 3, 2021 Planning Commission meeting.

DECLARATIONS OF CONFLICTS OF INTEREST:

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

1. **Request:** Approve a C-1 Redevelopment Incentive Plan

Location: 140 E. Jackson Blvd.

Applicant: Steve Williams/Pioneer Bank & Trust

Action: Set a public hearing for September 7, 2021

Steve Williams presented the request from Pioneer Bank and provided an assessment of site and building plans. Watson presented the staff report and provided a review of the C1 Redevelopment Incentive Plan criteria. **Vavruska moved, Byrum seconded and all voted to set a public hearing for September 7, 2021.**

2. **Request:** Solar Energy Conversion Facilities Code Update

Location: City-wide

Applicant: City of Spearfish

Action: Set a public hearing for September 7, 2021

Watson provided an overview of the proposed changes to the zoning code. The Commission discussed several changes to be reflected in the public hearing draft with the following as the final direction: 1) projects will be defined as large or small scale, 2) update solar panel footprint definition to include all panels and equipment, versus 'one or more' panels, 3) in section C.1, change the context so that the facility will be 'evaluated' by points 'criteria', 4) re-order the points in Table A from least to most. **Meyer moved, Zwetzig seconded and all voted to set a public hearing for September 7, 2021.**

3. **City Council Update** – Watson provided an update on City Council agenda items concerning planning and zoning matters and the upcoming 2022 budget.
4. **Public Comment** – No comments were provided.
5. **Adjournment** - Bordewyk adjourned the meeting at 3:50 p.m.