



Spearfish Planning Commission
Regular Session Minutes
September 1, 2020

The Spearfish Planning Commission met in regular session on Tuesday, September 1, 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: Larry Vavruska, Barbara Zwetzig, Greg Kruskamp, Meghan Byrum, and Bob Meyer. Absent: Toby Bordewyk and Drew Skjodal. Also present: City Planner Jayna Watson, City Attorney Ashley McDonald, City Administrator Mike Harmon, and Assistant City Planner Daniel Van Holland.

APPROVAL OF MINUTES:

Zwetzig moved, Byrum seconded, and all voted to approve the minutes from August 18, 2020.

DECLARATIONS OF CONFLICTS OF INTEREST:

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

- 1. Request: Initiate a change to Chapter 15A Subdivisions Sec. 15A-95. Water and sewer facilities**
Location: Citywide
Applicant: City of Spearfish
Action: Set a public hearing for September 15, 2020

Watson explained the background and details of the proposed amendment. Planning Commission discussed who would approve septic systems, the history to the 8-acre requirement for Rural Large Single-family lots, concerns about leakage, how many systems could be built, and how inspection would be handled. Joe Jorgensen provided comment on the proposal. **Vavruska moved, Byrum seconded and all voted to set a public hearing for September 15, 2020**

- 2. Discussion Zoning Ordinance change to set parking rate for studio/efficiency apartments**
Item:

Van Holland presented staff research on other cities. Planning Commission discussed basing regulations on square footage and/or zoning district, creative solutions to parking, and shared parking possibilities. Ryan Wordeman and Jason Richards provided comment on the proposal. Staff will prepare a report to request an ordinance change for September 15, 2020.

- 3. Discussion Zoning changes to accommodate conversion of garages or other accessory**
Item: structure with non-conforming setbacks to apartments

Van Holland presented staff updates and possible regulations. Planning Commission discussed when noncompliant setbacks could be allowed, how to regulate expansions and additional stories, tying the size to the primary structure's footprint, where accessory dwelling can be located, and when a conditional use permit would need to be acquired. Ryan Wordeman and Joe Jorgensen provided comment on the proposal. Staff will prepare a report to request an ordinance change for September 15, 2020.

Chairman Kruskamp moved the public comment section before the City Council Update section.

PUBLIC COMMENT

No public comment received

CITY COUNCIL UPDATE:

Watson provided updates regarding Commissioner Skjodal requiring an extended absence so he can teach a class at BHSU. The City's Parks and Recreation Master Plan effort is now underway and a public input survey is available by hard copy and by a link in the City's website.

ADJOURNMENT: There being no further business to come before the commission, Kruskamp adjourned the meeting at approximately 4:07 p.m.