



Spearfish Planning Commission
Regular Session Minutes
September 15, 2020

The Spearfish Planning Commission met in regular session on Tuesday, September 15th, 2020 at 3:00 p.m. 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, and Bob Meyer. Absent: Drew Skjodal. Also present: City Planner Jayna Watson, City Administrator Mike Harmon, City Attorney Ashley McDonald, and Assistant City Planner Daniel Van Holland.

APPROVAL OF MINUTES:

Vavruska moved, Zwetzig seconded and all voted to approve the minutes of the September 1, 2020 Planning Commission meeting.

DECLARATIONS OF CONFLICTS OF INTEREST:

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

- Request: Amend Chapter 15A Subdivisions Sec. 15A-95. Water and sewer facilities**
Location: Ag Zoning Districts
Applicant: City of Spearfish
Action: Hold a public hearing and make a recommendation to the City Council

Kent Woodmancey gave a presentation regarding State regulations on private wastewater systems. Watson further explained the proposed ordinance change and where it would apply within the City. The Planning Commission discussed whether inspection requirements should be implemented, when a system should serve multiple households, regulations regarding backup systems, impacts on nearby water wells, the role of centralized water systems, potential design requirements, and potential restrictions on development with this proposal. Chairman Kruskamp opened the public hearing. Joe Jorgenson and Rick Furnish provided input. Chairman Kruskamp closed the public hearing. **Meyer moved, Vavruska seconded and all voted to recommend approval to the City Council.** Meyer further moved to recommend to the City Council to investigate requirements for septic system inspections. Vavruska called for a point of order regarding a vote on a topic not listed on the agenda. Chairman Kruskamp closed discussion before a second to Meyer's motion regarding inspections was made and the motion died for lack of a second. Kruskamp requested that discussion regarding septic system inspections take place at a future time.

- Request: Amend Appendix A. Zoning, Article II. Definitions and Article V. Supplementary Regulations, Section 3. Minimum off-street parking requirements**
Location: C1 and CC zoning districts
Applicant: City of Spearfish
Action: Set a public hearing for October 6, 2020

Watson explained the proposal. Commissioners discussed the potential parking impact, studio apartment being used as a bunkhouse, and the combined impact with item 3 on the agenda regarding conversion of accessory buildings into dwellings. **Vavruska moved, Byrum seconded and the Planning Commission voted 4-1, with Bordewyk dissenting, to set a public hearing for October 6, 2020.**

- Request: Amend Appendix A. Zoning, Article V. Supplementary Regulations, Section 7. Nonconforming uses.**
Location: R1, R2, and R3 zoning districts
Applicant: City of Spearfish
Action: Set a public hearing for October 6, 2020



The Planning Commission did not hear nor take any action on this item, due to time constraints for the meeting. Staff stated that this item will be placed on the next meeting agenda on October 6, 2020.

CITY COUNCIL UPDATE:

Watson updated the Commission on previous City Council business, including the bid opening for the Sky Ridge development and the relocation of pedestrian bridges over Spearfish Creek.

PUBLIC COMMENT

No public comment received.

ADJOURNMENT:

Chairman Kruskamp adjourned the meeting of the Planning Commission at 4:12 PM to allow the Public Works Committee to begin at 4:15 PM. Further discussion on items not heard will be held on the next meeting for October 6, 2020.