

# Spearfish Planning Commission



## Regular Meeting Minutes

Tuesday, September 17, 2019

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The Spearfish Planning Commission met in regular session on Tuesday, September 17, 2019 at 3:00 pm in the council chambers at Spearfish City Hall. Members present: Larry Vavruska, Barbara Zwetzig, Greg Kruskamp, Meghan Byrum. Absent: Toby Bordewyk, Drew Skjoldal, Bob Meyer. Also present: City Planner Jayna Watson, City Administrator Mike Harmon, and City Attorney Ashley McDonald.

Chairman Kruskamp called the meeting to order at 3:00 pm.

### APPROVAL OF MINUTES:

**Vavruska moved, Byrum seconded and all voted to approve the minutes of the Planning Commission meeting of Tuesday, August 20, 2019 as presented.**

### DECLARATIONS OF CONFLICTS OF INTEREST:

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

1. **Request: Approve a preliminary plat**  
**Location: 369-371 Evans Lane**  
**Applicant: David Klein**

Applicant David Klein provided an overview of the request to plat new lot lines for the three existing homes, and to create a 4<sup>th</sup> lot for future development. Watson offered a summary of the staff report noting that in addition to the prelim plat, a variance is being requested to relieve the applicant of the need to build a full size paved street to serve future lot 4. Brief discussion took place regarding the length of the private driveway to Lot 4, plowing responsibility of the same, and water service to Lot 4. **Vavruska moved, Byrum seconded and all voted to set a public hearing for October 1, 2019**

2. **Request: Provide input concerning small wind energy systems**  
**Location: C-2 Highway Service Commercial, Light and Heavy Industrial, DRD Commercial, and Airport Zoning Districts**  
**Applicant: City of Spearfish**

Watson provided a summary of the staff report to questions raised at the last meeting. Discussion took place for if an undeveloped lot should be protected against shadow flicker; the general consensus of the Commission was to not include any regulation of this type. **Vavruska moved, Byrum seconded and all voted to set a public hearing for October 1, 2019**

3. **Request: Provide input to Sign Ordinance Update**  
**Location: City-wide**  
**Applicant: City of Spearfish**

Watson presented the staff report and an overview of the changes completed since the last meeting. No additional changes to the temporary sign regulations were suggested. Direction was provided to staff concerning feather banners: 1) permit limited use, but prohibit them on Main Street from Grant to Jackson where they would impede the use of sidewalks and conflict with trees, street furniture etc., 2) permit as temporary signage for a specific timeframe or dates identified by the applicant, 3) identify a maximum number allowed per property where more than one business is located. A representative from Amos' Barbershop provided input to the benefits of feather banners. Regarding permanent signs, additional clarification was made to signs at neighborhood entrances to be a maximum of 100 square feet per sign.

**No action was taken concerning the sign ordinance update**

**CITY COUNCIL UPDATE:**

Watson reported on various matters coming before the city council on September 16, 2019

**PUBLIC COMMENT:**

Public comment section opened but no comments were heard and this section closed.

**ADJOURNMENT:**

There being no further business to come before the commission, Kruskamp adjourned the meeting at approximately 4:15 p.m.