



Spearfish Planning Commission
Regular Session Minutes
October 1, 2019

The Spearfish Planning Commission met in regular session on Tuesday, October 1, 2019 at 3:00 pm in the council chambers at Spearfish City Hall. 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, Bob Meyer. Absent: Larry Vavruska. Also present: City Planner Jayna Watson.

APPROVAL OF MINUTES:

Zwetzig moved, Byrum seconded and all voted to approve the minutes of the Planning Commission meeting of Tuesday, September 17, 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 stated there were no changes since the last meeting. Watson offered a summary of the staff report noting the terms of the variance request regarding the street improvements have been satisfied. The County Commission reviewed this proposal, and their only comment to date was that the two existing driveways must be combined into one driveway to match the alignment of the shared access easement illustrated on the preliminary plat. **Kruskamp opened the public hearing.** Bill Melius, Micah Peters, and Nicole Krautschun offered public testimony. Brief discussion took place regarding clarification of current versus proposed lot lines and location of the access easement. **Kruskamp closed the public hearing. Zwetzig moved, Skjoldal seconded and all voted to recommend approval of the preliminary plat with the maximum of 4 lots as described in the staff report, and the County's requirement for the combined driveways.**

- 2. Request: Re-set a public hearing 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 reviewed the need for a change to the public hearing schedule. Additional input was received concerning a revision in Section 9.C to make the title consistent with other zoning districts, a revision to the meteorological tower definition, and for the next draft to eliminate staff's editorial notes in parenthesis. The commission also discussed minimum lot size, the number of wind generators allowed on a lot, and a points system to guide approvals. No additional changes concerning these three topics were proposed by the Commission. **Bordewyk moved, Byrum seconded and all voted to re-set a public hearing for October 15, 2019.**

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

Watson presented the staff report which outlined a revision to the length of time allowed for display of temporary signs. Discussion took place regarding the change from allowing 90 days of temporary sign display per year, to be 7, 10, or 14 days within a month-long period. The majority of the Commission felt that 7 days was an appropriate timeline within a month long period, although up to 14 days was also discussed. Also discussed was if signs posted during election season should be subject to the same 7 to 14 days per month display. **No action was taken concerning the sign ordinance update.**

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CITY COUNCIL UPDATE:

Watson reported on various matters coming before the City Council on October 7, 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 4:20 p.m.