



Spearfish Planning Commission
Regular Session Minutes
October 6, 2020

The Spearfish Planning Commission met in regular session on Tuesday, October 6th, 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: Larry Vavruska, Barbara Zwetzig, Greg Kruskamp, Meghan Byrum, and Bob Meyer. Absent: Toby Bordewyk and Drew Skjoldal. Also present: City Planner Jayna Watson, City Attorney Ashley McDonald, and Assistant City Planner Daniel Van Holland.

APPROVAL OF MINUTES:

Vavruska moved, Byrum seconded and all voted to approve the minutes of the September 15, 2020 Planning Commission meeting.

DECLARATIONS OF CONFLICTS OF INTEREST:

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

- 1. 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 20, 2020

Van Holland explained the proposed amendment. **Byrum moved, Vavruska seconded and all voted to set the public hearing for October 20, 2020.**

- 2. 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: Hold a public hearing and make a recommendation to the City Council

Van Holland explained the proposed amendment. Chairman Kruskamp opened the public hearing. No comments were received. Chairman Kruskamp closed the public hearing. **Vavruska moved, Byrum seconded and all voted to recommend approval to the City Council.**

- 3. Request: Approve a conditional use permit (CUP) to allow a publicly owned facility in an R2 district**
Location: Original Town Lots 9, 10, 11 & 12 Blk 65
Applicant: City of Spearfish
Action: Set a public hearing for October 20, 2020

Watson explained the proposal and corresponding site plan. Commissioners discussed if the use of the property will ever be relocated elsewhere and if the trees could be placed on the south side of the fence line along the southern property boundary, instead of north of said line. **Vavruska moved, Zwetzig seconded and all voted to set a public hearing for October 20, 2020.**



**4. Discussion Discuss whether to require inspections for septic systems within city limits
Item:**

Watson reintroduced the subject and explained the memo. Clarification was made by McDonald for if the Commission can discuss and recommend investigating an inspection program to the City Council rather than the way the agenda describes this topic. Commissioners discussed the lack of information regarding failure rates of septic systems, past experiences with existing septic systems, Pennington County's septic system requirements, the sufficiency of data regarding failures and their environmental impact, the State's current regulations, concerns with the density of septic systems within city limits, and if an investigation into the risks should be conducted by the City Council or the Planning Commission. **Meyer moved to recommend to the City Council to investigate requirements for septic system inspections. The motion died due to a lack of a second.** Watson stated she would convey the Commission's concerns to the City Council before the second reading of Ordinance 1334.

CITY COUNCIL UPDATE:

Watson updated the Commission on previous City Council business, including the first reading of Ordinance 1334 – an ordinance amending the subdivision code do add the septic tank option to the AG zoning district

PUBLIC COMMENT

No public comment received.

ADJOURNMENT:

Chairman Kruskamp adjourned the meeting of the Planning Commission at 4:14 PM.