



**Spearfish Planning Commission**  
Regular Session Minutes  
October 15, 2019

The Spearfish Planning Commission met in regular session on Tuesday, October 15, 2019 at 3:00 pm in the council chambers at Spearfish City Hall. Vice-Chairman Bordewyk called the meeting to order at 3:00 pm. Roll call was taken with the following members present: Toby Bordewyk, Larry Vavruska, Barbara Zwetzig, Meghan Byrum, Drew Skjoldal, and Bob Meyer. Absent: Greg Kruskamp. Also present: City Planner Jayna Watson.

**APPROVAL OF MINUTES:**

**Vavruska moved, Skjoldal seconded and all voted to approve the minutes of the Planning Commission meeting of Tuesday, October 1, 2019 as presented.**

**DECLARATIONS OF CONFLICTS OF INTEREST:**

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

- 1. Request: Approve a preliminary plat and variance for the Blue Star Subdivision**  
**Location: 700 feet south of Maitland Road, East of McDermott Road.**  
**Applicant: Blue Star Trust/Devin McDermott**

Watson reviewed the key points from the staff report noting that the boundary of the overall parcel must be 40 acres in order for there to be 8 lots in the subdivision. The variance pertains to the applicant's desire to build a privately maintained road, 36 foot wide access easement. Applicant Devin McDermott stated they were still working on the road grades, and will add more land to the boundary to make it a 40 acres, and configure a turn-around area. No comments were made by the Planning Commission. **Vavruska moved, Zwetzig seconded and all voted to set public hearing for November 5, 2019.**

- 2. Request: Hold 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 updates to the various sections of the zoning ordinance. Additional input was received concerning Section 11.C.1 Certification to add "or" in front of British Wind Energy Association. The Commission discussed deleting the words "for on-site use" from the definition of a small wind energy system, noting that the remaining provisions of the text make it clear that the new rules are not suited to wind farm type operations. Bordewyk opened the public hearing. No members of the audience were present. Bordewyk closed the public hearing. **Meyer moved, Vavruska seconded and all voted to recommend approval with the following revisions: 1) add the word "or" before British Wind Energy Association in paragraph 11.C.1, and 2) delete the words "for on-site use" from the definition of a small wind energy system.**

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

Watson presented the staff report which evaluated the use of temporary signs for various community events, and business promotions. Most uses of temporary signs are for less than 7 days. If more display timeline is needed the owner can obtain a sign permit and make it part of their permanent signage since many businesses have left over sign allowances. The majority of the Commission felt that 7 days was an appropriate timeline within a month long period to allow temporary signs. Discussion took place for how the city would enforce the regulation with Watson providing an overview of the process. Regarding the election season signs, the Commission discussed if the R1 and R2 zoning districts should be excluded from the additional signs and extended time line of temporary sign display 60 days before and 48 hours after elections. The majority of the Commission felt that the extended timeline should be offered to all properties uniformly.

## **Spearfish Planning Commission**

Regular Session Minutes

October 15, 2019

Page 2

Watson offered an overview of the non-conforming sign provisions noting the new language per the staff report. Watson explained the next step will be to share the status of the sign ordinance update with the Chamber of Commerce committee that offered input at the start of the project. From that meeting, a final draft of the proposed changes will be provided for review before the setting of public hearing. **No action was taken concerning the sign ordinance update.**

### **CITY COUNCIL UPDATE:**

Watson reported on various matters coming before the City Council on October 21, 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, Bordewyk adjourned the meeting at approximately 4:00 p.m.