



**Spearfish Planning Commission**  
Regular Session Minutes  
November 19, 2019

The Spearfish Planning Commission met in regular session on Tuesday, November 19, 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: Larry Vavruska, Barbara Zwetzig, Greg Kruskamp, Meghan Byrum, Drew Skjoldal, and Bob Meyer. Absent: Toby Bordewyk. Also present: City Planner Jayna Watson, City Attorney Ashley McDonald, and City Administrator Mike Harmon.

**APPROVAL OF MINUTES:**

**Vavruska moved, Zwetzig seconded and all voted to approve the minutes of the Planning Commission meeting of Tuesday, November 5, 2019 as presented.**

**DECLARATIONS OF CONFLICTS OF INTEREST:**

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

- Request: Approve a variance to the rear setback from 25 feet to 12 feet, and for lot coverage to increase from 40 percent to 44 percent.**  
**Location: Lot 1B Block 36 Uhlig Addition; located west of 440 E Lincoln**  
**Applicant: Jason Richards**

Applicant Jason Richards presented his request noting the platting history and former use of Lot 1B as a city well site. Watson reviewed the key points from the staff report and the findings from the variance criteria. Following questions regarding Criteria 2 lot size, and sight distances along Lincoln Street, **Skjoldal moved, Vavruska seconded and all voted to recommend approval and set public hearing for the Board of Adjustment to be December 2, 2019.**

- Request: Approve a revision to the Vieland Development Review District (DRD) concept plan; and final plan approval on the northeast portion of the concept plan.**  
**Location: South of Colorado Boulevard and west of the Elkhorn Ridge Campground**  
**Applicant: Ryan Wordeman and City of Spearfish**

Watson provided a summary of the staff report and an overview of the two parts of the request involving an amendment to the Vieland concept plan in preparation for the City's workforce housing project and the storage building project. Ryan Wordeman presented the site plan/final plan details of the storage building project.

**Vavruska moved, Byrum seconded and all voted to set public hearing for Tuesday, December 3, 2019.**

**CITY COUNCIL UPDATE:**

Watson reported on the items that were before the City Council on Monday November 18, 2019.

**PUBLIC COMMENT:**

No comments received.

**ADJOURNMENT:**

There being no further business to come before the commission, Kruskamp adjourned the meeting at approximately 3:40 p.m.