

CITY OF DEADWOOD

PLANNING AND ZONING COMMISSION

January 19, 2005

REGULAR MEETING

The Regular Meeting of the Deadwood Planning and Zoning Commission was called to order by Chairman Larry Ryan on Wednesday, January 19, 2005, at 5:00 p.m. in the Deadwood City Hall Meeting Room located at 102 Sherman Street, Deadwood, SD 57732.

PRESENT PLANNING & ZONING: Larry Ryan, Sheree Green, Mel Allen, Marie Farrier, Robert Thorp

ABSENT PLANNING & ZONING: None

APPROVAL OF November 17, 2004 MINUTES

Mr. Thorp moved to approve the minutes of November 17, 2004, as mailed. Ms. Farrier seconded and the motion carried.

All in Favor - 5
Opposed - 0

ELECTION OF OFFICERS

Mr. Allen made a motion to elect Mr. Ryan as Chair person, Mr. Thorp as Vice-Chair person and Ms. Farrier as Secretary. Mr. Thorp seconded and the motion carried.

All in Favor - 5
Opposed - 0

FINAL PLAT - OBERLANDER - PLAT OF LOTS A AND B, BLOCK 75, FORMERLY KNOWN AS LOTS 26, 28, 30 AND 32, BLOCK 75, LOCATED IN THE NE/4 OF SECTION 27, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

The property was located on Charles Street and the land was zoned R1 – Residential District. Mr. and Mrs. Oberlander represented the plat. The purpose of the plat was to grant access to the rear of the properties on private driveways. Currently, there was one driveway that provided access the rear lots. Ms. Oberlander explained that in the future they would like the option to sell the adjacent property without the inconvenience of sharing the driveway and the parking in the rear.

Ms. Farrier moved to approve the plat with the stipulation that Old Townsite (O.T.) be added to the legal description. Mr. Allen seconded and the motion carried.

All in Favor - 5
Opposed - 0

DISCUSSION

1. Comparable use for Dead Storage in CH - Commercial Highway District

Ms. Williams explained the city was currently storing approximately 10 junk vehicles in an area that was referred to as the Sowers lot on Timm Lane. Ms. Williams stated Mr. Katon, landowner across Highway 85 South, complained about the junk cars. She noted the Katons’ lived on top of a hill and the Sower land was visible, especially in the winter, since there were no leaves on the trees and it was located on lower land. Mr. Katon had indicated the junk cars were an eye sore.

Ms. Williams noted the City had performed a city wide clean up of all abandoned vehicles and those that were not claimed were moved to this lot. She stated the Public Works Department would move the cars to the WASP Dump when it re-opens in late spring. Ms. Williams would like the Planning and Zoning Commission to determine a comparable use in the Zoning ordinance that will allow the vehicles to remain parked in the area. Ms. Farrier stated that she

felt the auto parking lot is the most comparable use in the zoning ordinance. The Planning and Zoning Commission agreed. Mr. Thorp stated that when the dump site is open in late spring and the city acquires an abandoned vehicle it should go directly to the dump and not the Sowers Lot. Ms. Farrier stated that she would like to see the operable cars located in a secured area and would like to auction the cars off more frequently. The Planning and Zoning Commission agreed. The Planning and Zoning Commission stated that the abandoned cars may remain in the area until the wasp dump is open.

2. 846 Main Street - Used to be 6 apartments - Would commission allow Condominiums under Conditional Use Permit in the R1 - Residential District.

Ms. Williams explained that a couple from Pierre would like to purchase the house at 846 Main Street on the condition that the Planning and Zoning Commission would allow Condominiums in the house under a Conditional Use Permit. Currently the zoning ordinance does not allow condominiums or town houses in the R1 - Residential District but does allow apartments. Ms. Williams stated that in her own personal opinion condominiums would have less of an effect on the area than apartments. There will only be two or three condominiums rather than six apartments and the condominiums will be purchased rather than rented. Ms. Farrier agreed with Ms. Williams and noted as a neighbor she would rather see condominiums in the area than apartments. Ms. Williams noted that there is more than adequate parking for three condominiums on this location and stated it would not have an adverse on the area.

Ms. Farrier moved to direct Ms. Williams to amend the ordinance to allow condominiums and townhouses in the R1 - Residential District with a Conditional Use Permit. Mr. Allen seconded and the motion carried.

All in Favor - 5
Opposed - 0

OPEN

Ms. Williams noted that Mr. David Bosch of 10 Centennial was served papers to appear in court regarding his nightly rental. Ms. Farrier questioned if the other nightly rentals in Deadwood have been told that they must stop operating. Ms. Williams explained that all of the nightly rentals that she knows of that are in operation have been informed that they must cease operation and most have been very cooperative.

ADJOURNMENT:

Mr. Allen moved to adjourn the regular meeting of the Planning and Zoning Commission. Ms. Green seconded and the motion carried.

All in favor - 4
Opposed - 0

There being no further business, Planning & Zoning Commission adjourned at 5:30 p.m.

ATTEST:

Larry Ryan
Chairman (Acting)
Planning and Zoning

Marie Farrier
Secretary (Acting)
Planning and Zoning