

CITY OF DEADWOOD

PLANNING AND ZONING COMMISSION

February 6, 2013

JOINT MEETING

The Joint Meeting of the Deadwood Planning and Zoning Commission and Board of Adjustment was called to order by Chairperson Jim Shedd on Wednesday, February 6, 2013 at 5:00 p.m. in the Deadwood City Hall Meeting Room located at 102 Sherman Street, Deadwood, SD 57732.

PRESENT PLANNING & ZONING: Jim Shedd, Mel Allen, Sheree Green and Mark Speirs.

ABSENT PLANNING & ZONING: Marie Farrier.

PRESENT BOARD OF ADJUSTMENT: Francis Toscana, Georgeann Silvernail and Gary Todd.

ABSENT BOARD OF ADJUSTMENT: Joe Peterson, and Jim Van Den Eykel.

**APPROVAL OF MINUTES:**

*It was moved by Mr. Speirs and seconded by Mr. Allen to approve the minutes of the December 6, 2012 Meeting. Aye - All. Motion carried.*

**SIGNS:**

**Greg Vecchi - 305 Cliff Street - Request for a freestanding sign.**

Mr. Keith Umenthum stated that the applicant requested permission to install a freestanding sign. Mr. Umenthum explained that the building frontage is 60' with an allowable 120' of signage with no existing signage. He stated that the sign would be 8' by 6' or 48 square feet and constructed of MDO and painted with vinyl graphics. He noted that the location is outside of the locally designated Historic District. Mr. Umenthum stated that the sign did not require a variance and meets the sign ordinance.

*It was moved by Mr. Speirs and seconded by Ms. Green to approve the application for a freestanding sign for Greg Vecchi at 305 Cliff Street. Aye - All. Motion carried.*

**FINAL PLAT: Lots 2A and 2B of Block B, A Subdivision of Lot 2, Block B of a Part of M.S. 283 Located in the NW1/4 of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.**

Mr. Nelson stated that Mr. David Thompson submitted the plat to subdivide Lot 2 of Block B into two lots located on Gott Street. He noted that the lot sizes are conforming to the Zoning Ordinance. Mr. Nelson stated that the plat created a public access and utility easement.

*It was moved by Ms. Green and seconded by Mr. Allen to approve the final Lots 2A and 2B of Block B. Aye - All. Motion carried.*

**FINAL PLAT: Plat of Lots A and B of Block 2 of Kennedy and Cameron's Addition to the City of Deadwood, and 20' Public Access and Utility Easement, Formerly Lots 4, 5, 13-21 and 22A of Block 2 of Kennedy and Cameron's Addition, Vacated 15' Alley, The South Half of a Vacated 15' Alley and a 15' Public Alley; All Located in the SE 1/4 of Section 22, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.**

Mr. Nelson stated that the plat was a resubmittal of the plat for the City Fire Hall property and parking lot at 737 Main Street. Mr. Nelson stated that it was resubmitted due to incorrect dimensions on two line segments on the previous plat. He explained that the City of Deadwood Ordinance states that a plat must be presented to the Board of Adjustment (BOA) for approval or denial within ten days of being presented to the Planning & Zoning Commission (P&Z). He stated that failure to present the plat to the BOA within ten days voids the plat; therefore, P&Z must review the plat again.

Mr. Speirs questioned when the plat was reviewed by P&Z. Ms. Green stated that it was reviewed and approved at the December 19, 2012 Meeting.

*It was moved by Ms. Green and seconded by Mr. Speirs to approve the final Plat of Lots A and B of Block 2 of Kennedy and Cameron's Addition to the City of Deadwood. Aye - All. Motion carried.*

*Mr. Shedd closed the Planning & Zoning Meeting.*

*Mr. Toscana opened the Board of Adjustment.*

**FINAL PLAT: Lots 2A and 2B of Block B, A Subdivision of Lot 2, Block B of a Part of M.S. 283 Located in the NW1/4 of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.**

*It was moved by Ms. Silvernail and seconded by Mr. Todd to approve the final Lots 2A and 2B of Block B, as recommended by Planning & Zoning. Aye - All. Motion carried.*

**FINAL PLAT: Plat of Lots A and B of Block 2 of Kennedy and Cameron's Addition to the City of Deadwood, and 20' Public Access and Utility Easement, Formerly Lots 4, 5, 13-21 and 22A of Block 2 of Kennedy and Cameron's Addition, Vacated 15' Alley, The South Half of a Vacated 15' Alley and a 15' Public Alley; All Located in the SE 1/4 of Section 22, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.**

*It was moved by Ms. Silvernail and seconded by Mr. Todd to approve the final Plat of Lots A and B of Block 2 of Kennedy and Cameron's Addition to the City of Deadwood, as recommended by Planning & Zoning. Aye - All. Motion carried.*

*Mr. Toscana closed the Board of Adjustment and turned the meeting over to the Planning and Zoning Commission.*

**Deadwood Station - 68 Main Street - Building and Site Plan Presentation (Information Only) Presented by Williams and Associates from Spearfish.**

Mr. Nelson stated that Mr. Andy Fett from Williams and Associates was in the audience to present the Building and Site Plan for 68 Main Street to the Planning & Zoning Commission. Mr. Nelson stated that he had reviewed the plans provided by Mr. Fett and he is working with Mr. Fett on the landscaping; however, the plans are in compliance with the Zoning Ordinance.

Mr. Fett provided copies of the plans to the Planning & Zoning Commission. He explained the parking plan for the proposed new building. Mr. Fett stated that the new building would be placed away from the top of the slope on the west side.

Mr. Fett stated that the sign was in the Department of Transportation right of way therefore it would be moved and replaced. He stated that a sign application would be submitted at a later date. Mr. Nelson stated that the project would need to receive Historic Preservation Commission approval.

After discussion, the Planning & Zoning Commission and Board of Adjustment thanked Mr. Andy and agreed that the project would be an improvement to the area.

**OPEN**

Mr. Nelson noted that Election of Officers would take place at the next Planning & Zoning Meeting.

**ADJOURNMENT:**

*It was moved by Mr. Speirs and seconded by Ms. Green to adjourn the Joint Meeting of the Planning and Zoning Commission. Aye - All. Motion carried.*

There being no further business, the Planning & Zoning Commission adjourned at 5:25 p.m.

ATTEST:

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Mr. Jim Shedd  
Chairman  
Planning and Zoning

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Ms. Sheree Green  
Secretary  
Planning and Zoning