

CITY OF DEADWOOD

PLANNING AND ZONING COMMISSION

March 6, 2013

REGULAR MEETING

The Regular Meeting of the Deadwood Planning and Zoning Commission was called to order by Chairperson Jim Shedd on Wednesday, March 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, Marie Farrier, Mel Allen, Sheree Green and Mark Speirs.

**APPROVAL OF MINUTES:**

*It was moved by Mr. Speirs and seconded by Mr. Allen to approve the minutes of the February 6, 2013 Meeting. Aye - All. Motion carried.*

**SIGNS:**

**Sweet Revenge Candies - 614 Main Street - Request for a projecting sign with a variance.**

Mr. Keith Umenthum stated that the applicant requested permission to install a projecting sign. Mr. Umenthum explained that the building frontage is 26' with an allowable 52' of signage with no existing signage. He stated that the sign would be 8' by 4' or 32 square feet and constructed of painted MDF Composite. Mr. Umenthum stated that a height variance was required for placement of the sign between the second story windows.

He explained that the Sign Ordinance states that a sign cannot be placed more than 25' above grade or be placed higher than the bottom of the sills of the first level windows above the first story.

The applicant submitted a letter to justify the variance because the sign would interfere with the awning on the building. Mr. Umenthum noted that on that street, there were other signs placed at that approximate height.

Mr. Umenthum noted that the applicant withdrew a request for a second 1' variance for excess projection.

Mr. Allen stated that he visited the site and observed other signage the Planning & Zoning Commission had approved and noted all were somewhat uniform in size and height. He noted that some signage was not conforming due to the signage being grandfathered in. Mr. Allen stated that he felt the proposed should be in compliance with the Sign Ordinance.

Mr. Speirs stated that he felt the drawings did not capture how the signage would be placed and would have liked to see a photo rendering of the signage on the building. Mr. Allen agreed.

Mr. Nelson stated that the only way for the sign to be approved without a variance is for it to be placed where the awnings are on the building.

Mr. Umenthum noted a typo in the Sign Ordinance; he stated that it should state "the linear feet of the frontage."

Mr. Nelson stated that the applicant was approved for a smaller sign at the location that he never put up.

Mr. Shedd suggested that Mr. Umenthum work with the applicant and that the Planning & Zoning Commission continue the application.

*It was moved by Ms. Farrier and seconded by Ms. Green to continue the application for a projecting sign for Sweet Revenge Candies at 614 Main Street and directed Mr. Umenthum to work with the applicant on the proposed signage. Aye - All. Motion carried.*

**FINAL PLAT: Lots 1 and 2, A Subdivision of Tract Y of A Portion of M.S. 681 City of Deadwood, Located in the SE1/4 & NE1/4 of Section 23, T5N, R3E, B.H.M., Lawrence County, South Dakota**

Mr. Nelson stated that Mr. Robert Ford submitted the plat to subdivide Tract Y into two lots located on 34 Sampson Street. He noted that the lot sizes are conforming to the Zoning Ordinance. Mr. Nelson stated that the applicant plans to build a home on the property.

*It was moved by Ms. Green and seconded by Ms. Farrier to approve the Final Plat of Lots 1 and 2, A Subdivision of Tract Y of A Portion of M.S. 681 City of Deadwood. Aye - All. Motion carried.*

**2013 ELECTION OF OFFICERS:**

*It was moved by Mr. Allen and seconded by Ms. Farrier to appoint Mr. Jim Shedd for the position of Planning and Zoning Commission Chairman. Aye - All. Motion carried.*

*It was moved by Mr. Allen and seconded by Mr. Speirs to appoint Ms. Marie Farrier for the position of Planning and Zoning Commission Vice-Chairman. Aye - All. Motion carried.*

*It was moved by Mr. Allen and seconded by Ms. Farrier to appoint Ms. Sheree Green for the position of Planning and Zoning Commission Secretary. Aye - All. Motion carried.*

**2012 Annual Report - Information Only**

The Planning & Zoning Commission thanked Staff for the Annual Report. Ms. Green asked Mr. Nelson if he could elaborate on the Capital Improvement Program (CIP). Mr. Nelson stated that City Staff had been working on the plan for over a year to develop maintenance and improvement plans for the City. The plan would include new projects for different areas of Deadwood for the years 2013-2019.

**OPEN**

Mr. Nelson noted that he had been attending Department of Transportation meetings regarding the Highway 85 reconstruction. He stated that the meetings were going very well and that the project was on track.

**ADJOURNMENT:**

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

There being no further business, the Planning & Zoning Commission adjourned at 5:30 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