

CITY OF DEADWOOD
PLANNING AND ZONING COMMISSION
Wednesday, April 6, 2016

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, April 6, 2016, at 5:00 p.m. in the Deadwood City Hall Meeting Room, located at 102 Sherman Street, Deadwood, SD 57732.

Planning and Zoning Commission Present: Jim Shedd, Marie Farrier, Mel Allen and Brett Runge

Absent: Tony Biesiot

Board of Adjustments Present: Dave Ruth Jr., Gary Todd, and Mark Speirs

Staff Present:

Bob Nelson, Jr., Trent Mohr, and Bonny Fitch

Approval of January 20, 2016 Minutes:

It was moved by Mrs. Runge and seconded by Mr. Allen to approve the March 2, 2016 meeting minutes. Aye - All. Motion carried.

Sign Review Commission:

531 Main - Tin Lizzie Gaming Resort -- Continuation

Mr. Mohr informed the Commission the applicant is requesting a wall sign on the east face of the building. This item was continued from the November 19, 2014 meeting until the entrance could be converted to a public entrance. Mr. Mohr stated the door nearest the proposed sign has been reconfigured and can be considered a public entrance. *It was moved by Ms. Farrier and seconded by Mrs. Runge to approve sign number 2 with the 4' variance for the height of the wall sign and a variance allowing a wall sign near a public entrance at 531 Main. Aye - All. Motion carried.*

Planning and Zoning Commission and Board of Adjustment:

Create a Single Tract - Majestic Estates

Mr. Nelson, Jr. stated the applicant has submitted a plat to create a single tract of land for development. This portion of the tract within the City of Deadwood is on the East side of Sampson Street and will not leave any nonconforming lots. The applicant is proposing to annex a portion of Tract A into the City of Deadwood in the near future. This plat has already been before the County Planning and Zoning Commission. *It was moved by Ms. Farrier and seconded by Mr. Allen to approve the Tract A of Majestic Estates, Consisting of Tracts 1,2,3 and 4 of Carlisle-Miller Subdivision, Being Portions of the Splittail and Mathilda Placers of M.S. 920, Portions of the Deadwood and Delaware Placers of M.S. 685 and a Portion of the Dotson Placer of M.S. 1208; The Remainder of the Thor and Sawdust Placer of M.S. 1208; The Pilot Knob Fraction, Cotton and Unruh Lodes of M.S. 1447; Lot 2 of the Remainder of the Columbia Placer of M.S. 1208 and Mineral Survey No. 788 Consisting of the Dale Placer; All located in the SW1/4 of Section 13, The SE1/4 and NE1/4 of Section 23; The NE1/4, NW1/4, SW1/4 and SE1/4 of Section 24 and the NE1/4 and NW1/4 of Section 25, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. Aye - All. Motion carried.*

Mr. Shedd closed the Planning and Zoning Meeting

Mr. Todd called the meeting to order of the Board of Adjustments

Create a Single Tract - Majestic Estates

It was moved by Mr. Speirs and seconded by Mr. Ruth Jr. to approve the Tract A of Majestic Estates, Consisting of Tracts 1,2,3 and 4 of Carlisle-Miller Subdivision, Being Portions of the Splittail and Mathilda Placers of M.S. 920, Portions of the Deadwood and Delaware Placers of M.S. 685 and a Portion of the Dotson Placer of M.S. 1208; The Remainder of the Thor and Sawdust Placer of M.S. 1208; The Pilot Knob Fraction, Cotton and Unruh Lodes of M.S. 1447; Lot 2 of the Remainder of the Columbia Placer of M.S. 1208 and Mineral Survey No. 788 Consisting of the Dale Placer; All located in the SW1/4 of Section 13, The SE1/4 and NE1/4 of Section 23; The NE1/4, NW1/4, SW1/4 and SE1/4 of Section 24 and the NE1/4 and NW1/4 of Section 25, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. Aye - All. Motion carried.

It was moved by Mr. Speirs and seconded by Mr. Ruth Jr. to adjourn the Board of Adjustments meeting. Aye - All. Motion carried.

Mr. Shedd called the Planning and Zoning Meeting back to order.

Items From Staff (no action taken)

- Mr. Mohr stated the Welcome Center is moving along with work being done on the retaining wall on the welcome side of Whitewood Creek. Work is being done on the interior below floor plumbing and when the floor slab is done things will start moving along quickly. They are beginning work on the railroad side of Whitewood Creek on the retaining wall for the walking path.
- Mr. Nelson Jr. stated the Powerhouse Park Project was awarded to RCS Construction. They should break ground on the project in about three weeks.
- Mr. Nelson Jr. stated the bids for the Gateway Enhancements were rejected. The bids were higher than anticipated.
- Mr. Nelson Jr. reported from 76 Drive to McKinnley Street along Whitewood Creek we are looking at improving the fishery. The Black Hills Fly Fishers Association will be donating money to this project. The Association will play a role in creating the habitat for fishing.
- Mr. Nelson, Jr. stated the DOT project is ahead of schedule. Underground power should be switched over this week. Storm sewer is about 90% complete. They will be starting to put curb down.
- Mr. Mohr stated the concrete has been poured for the Gateway Park restroom.
- Mr. Nelson, Jr. stated the ballfield renovations have had a pretty good impact.
- Mr. Nelson, Jr. reported the new archway is going up.

Adjournment:

It was moved by Ms. Farrier and seconded by Mrs. Runge to adjourn the Regular Meeting of the Planning and Zoning Commission. Aye - All. Motion carried.

There being no further business, the Planning and Zoning Commission adjourned at 5:18 p.m.

ATTEST:

Chairman, Planning & Zoning Commission
Bonny Fitch, Planning & Zoning Office/Recording Secretary

Secretary, Planning & Zoning Commission