

CITY OF DEADWOOD
PLANNING AND ZONING COMMISSION
Wednesday, April 20, 2016

The meeting of the Deadwood Planning and Zoning was called to order by Chairperson Jim Shedd on Wednesday, April 20, 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, Tony Biesiot, Mel Allen and Brett Runge

Absent:

Board of Adjustments Present: Dave Ruth, Jr.

Staff Present:

Bob Nelson, Jr., Trent Mohr, and Jerity Krambeck

Approval of April 6, 2016 Minutes:

It was moved by Mr. Biesiot and seconded by Mrs. Runge to approve the April 6, 2016 meeting minutes. Aye - All. Motion carried.

Sign Review Commission:

137 Charles Street - Best Western Hickok House

Mr. Mohr informed the Commission the applicant is requesting to replace an existing freestanding sign with new cabinet and face with new franchise logo located at the south end of the property. The reason for the change in sign is the franchise changed logos. The sign as proposed will require a variance to section 15.352.200 of the sign ordinance. Mrs. Runge asked if it is too difficult to externally illuminate to come into compliance. Mr. Pat Roberts stated per Best Western Franchise, he is required to use this specific sign. Mr. Biesiot asked how bright the new sign would be. Mr. Roberts stated he has not seen it, but it is not too bright. Mr. Nelson Jr. stated internally illuminated lights are permitted outside the district and we granted a variance to Taco Johns. *It was moved by Ms. Farrier and seconded by Mr. Biesiot to approve a new freestanding sign granting a variance for internal illumination, at 137 Charles Street. Aye - All. Motion carried.*

225 Cliff Street - Comfort Inn/Gulches of Fun

Mr. Mohr informed the Commission the applicant is requesting to install a new freestanding sign in the miniature golf area. The sign and the location are compliant with the sign ordinance. *It was moved by Mr. Biesiot and seconded by Mr. Allen to approve a new freestanding sign at 225 Cliff Street as proposed. Aye - All. Motion carried.*

Planning and Zoning Commission:

Define Property Lines, Create a Single Parcel, Library, 435 Williams Street

Mr. Nelson, Jr. informed the commission the purpose is to define property lines, create a single parcel of land for the library; legally described as the Library Lot, Block 23, Formerly Lots 4, 6, and the Remaining Portions of Lots 8, 10, & 12, Block 23, O.T., City of Deadwood, Lawrence County, South Dakota. The land is zoned public use and the acreage is compliant with the zoning code and it's outside of the floodzone. Mr. Nelson, Jr. stated this is part of the process of replatting city properties. *It was moved by Ms. Farrier and seconded by Mrs. Runge to approve the Library Lot, Block 23, Formerly Lots 4, 6, and the Remaining Portions of Lots 8, 10, & 12, Block 23, O.T., City of Deadwood, Lawrence County, South Dakota. Aye - All. Motion carried.*

Define Property Lines, Shine Street

Mr. Nelson, Jr. informed the Commission the purpose is to define property lines and eventually transfer property; legally described as Lots 2A, 2B, 2C and 2D of Block 23, Formerly the North Half and South Half of the Southwesterly 20 Feet of Lot 2 and the Northeasterly Five Feet of Lot 21, Block 23, O.T., City of Deadwood, Lawrence County, South Dakota. This land is zoned C1-Commercial. The very small lots are non-complaint, however owned by the City of Deadwood which is permissible. They would be transferred and then replatted due to being lost in deeds. *It was moved by Ms. Farrier and seconded by Mr. Allen to approve the Lots 2A, 2B, 2C and 2D of Block 23, Formerly the North Half and South Half of the Southwesterly 20 Feet of Lot 2 and the Northeasterly Five Feet of Lot 21, Block 23, O.T., City of Deadwood, Lawrence County, South Dakota. Aye - All. Motion carried.*

Items From Staff (no action taken)

- Mr. Mohr stated the Welcome Center is moving along with work being done on the demolition of the paved surfaces. The next significant thing will be the closure of the lane against the construction site. They continue to work on retaining walls and foundation of the building.
- Mr. Nelson Jr. stated the Powerhouse Park Project preconstruction meeting was held 4/19/16, with plans to be completed before August 1, 2016.
- Mr. Nelson Jr. stated the Whitewood Creek project is in its preliminary stages, from 76 Drive to McKinley Street bridge with vegetation management, fish habitat, and stabilization of the bank to give us an idea of what the creek could look like throughout Deadwood.
- Mr. Nelson Jr. reported on the DOT project, stating there is only one water shut off scheduled and storm sewers are nearly complete. DOT would like to start pouring concrete next week.
- Mr. Nelson, Jr. stated the 76 Drive alignment has begun which will result in two way traffic in and out of the football field.
- Mr. Nelson, Jr. stated they are putting finishing touches on painting at the ball park and the complex has been improved dramatically.

Adjournment:

It was moved by Mrs. Runge and seconded by Ms. Farrier 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 5:23 p.m.

ATTEST:

Chairman, Planning & Zoning Commission
Jerity Krambeck, Planning & Zoning Office/Recording Secretary

Secretary, Planning & Zoning Commission