

CITY OF DEADWOOD

PLANNING AND ZONING COMMISSION

May 2, 2012

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, May 2, 2012 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, Marie Farrier, Sheree Green and Mark Speirs.

PRESENT BOARD OF ADJUSTMENT: Francis Toscana, Georgeann Silvernail, Gary Todd and Jim Van Den Eykel. Also Present: Jason Campbell, City Attorney.

ABSENT BOARD OF ADJUSTMENT: Joe Peterson.

All motions passed unanimously unless otherwise stated.

APPROVAL OF MINUTES:

It was moved by Ms. Farrier and seconded by Mr. Allen to approve the minutes of the April 18, 2012 Meeting. Aye - All. Motion carried.

SIGNS:

Continued: Verizon Wireless (Real Estate Center) - 376 Main Street - Wall Sign

Mr. Keith Umenthum, Building Inspector, stated that the application was continued from the April 18, 2012 meeting. Mr. Umenthum stated that he did not receive any additional information and suggested continuing the application.

Mr. Steve Bell, of Verizon Wireless and Mr. Mike Perchevich, of The Real Estate Center, were in the audience to represent the sign application. Mr. Bell stated that he would like to present a revised sign application with photos to the Commission and requested a waiver of the seven day application period prior to a meeting.

After discussion with the applicants, Mr. Umenthum and City Attorney Mr. Jason Campbell, the Planning & Zoning Commission agreed that Staff was not given adequate time to review the revised application and requested Mr. Umenthum bring forth the revised application at the next meeting with a Staff Report.

It was moved by Ms. Farrier and seconded by Mr. Speirs to continue the sign permit application for Verizon Wireless (Real Estate Center) at 376 Main Street. Aye - All. Motion carried.

Deadwood Frontier Club (G Squared LLC) - 681 Main Street - Projecting Sign

Mr. Umenthum stated that the applicant requested permission to replace a projecting sign. Mr. Umenthum stated that the sign would be 42" x 45" or 13 square feet and made of Medex. Mr. Umenthum stated that the sign would be replace the existing Deadwood Frontier Club but would utilize the existing wagon wheel sign frame. He noted that the "Pink Door Boutique" sign would be removed and neon signs are to be placed 12" from the windows. Mr. Umenthum recommended approval.

It was moved by Mr. Speirs and seconded by Ms. Farrier to approve the projecting sign as presented for Deadwood Frontier Club (G Squared LLC) at 681 Main Street. Aye - All. Motion carried.

Deadwood 1876 Theater (Marilyn Ardavani) - 606 Main Street - Projecting Sign

Mr. Umenthum stated that the applicant requested permission to install a projecting sign. Mr. Umenthum stated that the signage would be 5' x 6' or 22 square feet and made of wood. Mr. Umenthum stated that the sign complies with the Sign Ordinance and recommend approval.

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It was moved by Mr. Speirs and seconded by Ms. Farrier to approve the projecting sign as presented for Deadwood 1876 Theater (Marilyn Ardavani) at 606 Main Street. Aye - All. Motion carried.

Madame Peacock Accessory Lounge (Tom Koth) - 638 Main Street - Projecting Sign

Mr. Umenthum stated that the applicant requested permission to replace the face on a projecting sign. Mr. Umenthum stated that the signage would be 72" x 30" or 15 square feet and made of sandblasted wood. Mr. Umenthum stated that the sign complies with the Sign Ordinance except that the new sign is required to be setback 4 feet from the curb. He explained that existing signage is only 3 feet from the curb. He recommended approval of the sign.

Ms. Green questioned if the sign had been moved to comply with the Sign Ordinance setback. Mr. Umenthum stated that when the new signage is placed it will need to be setback 4 feet from the curb. Mr. Speirs questioned if the sign fastener would have to be trimmed to accommodate the setback. Mr. Umenthum stated he would look into whether it would need to be trimmed. Ms. Farrier questioned if the application needed to be continued until Mr. Umenthum could insure the sign would be placed 4 feet from the curb. Mr. Umenthum stated that it was not necessary and he would handle it. Mr. Campbell stated that the Commission should make the setback a part of the motion for approval.

It was moved by Mr. Speirs and seconded by Ms. Farrier to approve the projecting sign with the condition the sign is placed with the setback of 4 feet from the curb, for Madame Peacock Accessory Lounge (Tom Koth) at 638 Main Street. Aye - All. Motion carried.

FINAL PLAT: Plat of Lots 1 and 2 of the Recreation Center Subdivision, Formerly Lots 1-41 of Block 36, Lots 8-38 and the Southerly Half of Lot 40 of Block 35 and the Vacated Portion of Miller Street, All Located in the SW1/4 of Section 23 and the NW1/4 of Section 26, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota

Mr. Nelson stated that the purpose of the plat was to clean up city owned property boundaries. He stated that the Final Plat of Lots 1 and 2 of the Recreation Center Subdivision would define ownership of property and establish a parcel of land that would encompass the Recreation Center. He noted that the property is located between Center and Cemetery Streets.

It was moved by Ms. Green and seconded by Ms. Farrier to approve the final plat of Plat of Lots 1 and 2 of the Recreation Center Subdivision. Aye - All. Motion carried.

Mr. Shedd closed the Planning & Zoning Meeting.

Mr. Toscana opened the Board of Adjustment.

It was moved by Ms. Silvernail and seconded by Mr. Todd to approve the final plat of Plat of Lots 1 and 2 of the Recreation Center Subdivision, 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.

OPEN: None.

ADJOURNMENT:

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

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

ATTEST:

Mr. Jim Shedd
Chairman
Planning and Zoning

Ms. Sheree Green
Secretary
Planning and Zoning