

CITY OF DEADWOOD

PLANNING AND ZONING COMMISSION

May 4, 2005

REGULAR MEETING

The Regular Meeting of the Deadwood Planning and Zoning Commission was called to order by Chairman Larry Ryan on Wednesday, May 4, 2005, at 5:00 p.m. in the Deadwood City Hall Meeting Room located at 102 Sherman Street, Deadwood, SD 57732.

PRESENT PLANNING & ZONING: Sheree Green, Mel Allen, Marie Farrier, and Larry Ryan

ABSENT PLANNING & ZONING: Robert Thorp

APPROVAL OF APRIL 20, 2005 MINUTES

**Mr. Allen moved to approve the minutes of April 20, 2005 with the recommended change. Ms. Green seconded and the motion carried.**

<u>All in Favor</u>	-	<u>4</u>
<u>Opposed</u>	-	<u>0</u>

DISCUSSION ON REQUEST FOR A CAR LOT ON UPPER MAIN STREET, O.T., CITY OF DEADWOOD

Ms. Williams noted that Mr. Lenny Mamola wanted to open a used car lot on Upper Main Street. She noted over fifty (50) notices had been sent to adjacent landowners on Upper Main Street requesting input on the subject matter. She stated that five (5) comments were voiced against the car lot and four (4) were in favor of the car lot. She noted the comments in opposition of the car lot came from residents located outside of the 300 ft. radius. The comments in support were located in the surrounding area of the subject lot.

Mr. Ryan pointed out the property was currently for sale and questioned what Mr. Mamola would do if the property was sold. Mr. Mamola stated that he would need to make new arrangements with the new property owner. Mr. Ryan questioned how many cars would be placed in the area. Mr. Mamola noted between five (5) and six (6) cars at a time, but not more than ten (10) or twelve (12). He pointed out the vehicles would be parked in the side yard area located next to Mr. Reed Richard's law office. He stated his office would be located in the area where the American Real Estate office had previously been situated. Mr. Mamola's sons clarified the business would remain small. They indicated the business was proposed so as to produce a small income for Mr. Mamola who was trying to retire. Mr. Mamola's sons pointed out the zoning district allowed a gas station as a use by right and they felt a gas station would create more of an impact on the area than a small used car lot.

Ms. Green felt a conditional use permit would be more appropriate so the commission could control the number of cars on the lot. Ms. Silvernail questioned the number of CUP's currently located in the area. Ms. Williams explained that she did not have an exact number but thought that most of them were Bed and Breakfasts. Ms. Williams reiterated there were no negative comments from property owners located within the 300 ft. radius of the property. Ms. Griffith stated there would more limitations placed on the car lot since it was located in the core historic district. Mr. Mamola stated the location was convenient and the limitations were acceptable. Mr. Allen informed the applicant he would need to apply for a sign permit and get Historic Preservation's approval. Ms. Williams recommend speaking with Mr. Keith Umenthum, Deadwood Building Inspector, about the type and size of signs allowed.

Mr. Allen recommended the zoning ordinance be amended to allow commercial car lots ,under conditional uses, in the C1 - Commercial District and CH - Commercial Highway. Ms. Green noted she would support commercial car lots under conditional uses.

**Mr. Allen moved to require Mr. Mamola to apply for a conditional use permit for a used car lot. Mr. Ryan seconded and the motion carried.**

<u>All in Favor</u>	-	<u>4</u>
<u>Opposed</u>	-	<u>0</u>

Regular Meeting  
May 4, 2005

**ADJOURNMENT:**

**Mr. Ryan moved to adjourn the regular meeting of the Planning and Zoning Commission.  
Mr. Allen seconded and the motion carried.**

**All in favor - 4**  
**Opposed - 0**

There being no further business, Planning & Zoning Commission adjourned at 5:30 p.m.

ATTEST:

\_\_\_\_\_  
Larry Ryan  
Chairman (Acting)  
Planning and Zoning

\_\_\_\_\_  
Marie Farrier  
Secretary (Acting)  
Planning and Zoning