

CITY OF DEADWOOD

PLANNING AND ZONING COMMISSION

June 20, 2012

REGULAR MEETING

The Regular Meeting of the Deadwood Planning and Zoning Commission was called to order by Chairperson Jim Shedd on Wednesday June 20, 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, Marie Farrier, and Sheree Green.

ABSENT PLANNING & ZONING: Mel Allen and Mark Speirs.

**APPROVAL OF MINUTES:**

*It was moved by Ms. Farrier and seconded by Ms. Green to approve the minutes of the June 6, 2012 Meeting. Aye - All. Motion carried.*

**SIGNS:**

**Deadwood Mountain Grand (Tentekota) - 1906 Deadwood Mountain Drive - Request for a free standing reader board sign**

Mr. Umenthum stated that the applicant requested permission to install a free standing reader board sign. He noted that the building frontage is 320' with an allowable 640 square feet of signage for the building. Mr. Umenthum explained that the sign would be 86 square feet and made of a wood frame and aluminum, painted to look like wood. Mr. Umenthum stated that the sign would be placed adjacent to the driveway of the event center.

Mr. Umenthum explained that according to the Sign Ordinance, a projecting sign can only be 10 square feet. He stated that while that is appropriate on Historic Main Street, it does not work for buildings the size of Deadwood Mountain Grand, which is located off Main Street. He referred to the rendering of the sign that was in compliance with the ordinance and he felt that the sign did not work. Mr. Umenthum stated that it would require a 76 square feet variance for the size from the allowable 10 square feet.

Mr. Tim Conrad of Tentekota explained that the sign was a reclaimed Homestake Mining Company sign that was once placed at the Open Cut. He stated that he had worked with Mr. Robert Nelson, Zoning Administrator and Mr. Kevin Kuchenbecker, Historic Preservation Officer on the design. Mr. Conrad stated that the reader board would announce upcoming acts at the event center.

*It was moved by Ms. Green and seconded by Ms. Farrier to approve the free standing reader board sign with variance of 76 square feet, due to the large size of the building, for Deadwood Mountain Grand (Tentekota) at 1906 Deadwood Mountain Drive. Aye - All. Motion carried.*

**Platinum Ventures, LLC dba Four Aces - 531 Main Street - Request for a projecting sign with a reader board**

Mr. Umenthum stated that the applicant requested permission for a projecting sign with a reader board at 531 Main Street. The building frontage is 200' with the allowable signage of 100 square feet (there is no existing signage). Mr. Umenthum stated that the sign would be 64" x 62" or 27 square feet, to be placed on the east entrance corner of the building. Mr. Umenthum stated that the sign was in compliance with the Sign Ordinance and recommended approval.

*It was moved by Ms. Farrier and seconded by Ms. Green to approve the projecting sign with a reader board as presented by Platinum Ventures, LLC dba Four Aces at 531 Main Street. Aye - All. Motion carried.*

**Pink Door Boutique - 643 Main Street - Request for a projecting sign**

Mr. Umenthum stated that the applicant requested permission for a projecting sign at 643 Main Street. The building frontage is 25' with the allowable signage of 50 square feet (there is no existing signage). Mr. Umenthum stated that the sign would be 36" x 22" or 5.5 square feet made of painted aluminum, to be placed adjacent to the front entrance below the awning.

He explained that the sign had been previously placed at a different location on Main Street. Mr. Umenthum stated that the sign was in compliance with the Sign Ordinance.

*It was moved by Ms. Green and seconded by Ms. Farrier to approve the projecting sign as presented by Pink Door Boutique (Carol Tellinghuisen) at 639 Main Street. Aye - All. Motion carried.*

**Prairie Harvest Mercantile - 596 Main Street - Request for a projecting sign**

Mr. Umenthum stated that the applicant requested permission for a projecting sign at 596 Main Street. The building frontage is 28' with the allowable signage of 56 square feet (there is no existing signage). Mr. Umenthum stated that the sign would be 36" x 48" or 12 square feet made of painted plywood, to be placed above the front entrance. He noted that according to the Sign Ordinance, projecting signage must be setback 4' from the curb because this sidewalk is narrow, the maximum width for the projecting sign is 36" or 3'. Mr. Umenthum stated that the sign was in compliance with the Sign Ordinance.

*It was moved by Ms. Farrier and seconded by Ms. Green to approve the projecting sign as presented by Prairie Harvest Mercantile at 596 Main Street. Aye - All. Motion carried.*

**Madam Peacock's - 638 Main Street - Request for a wall sign with a variance**

Mr. Umenthum stated that the applicant requested permission for a wall sign at 638 Main Street. Mr. Umenthum stated that the design of the request had changed from what was submitted in the Staff Report; the sign had been changed from vertical to horizontal and provided a rendering to the Commission. The building frontage is 25' with the allowable signage of 35 square feet (there is existing signage on the building). Mr. Umenthum stated that the sign would be 2' x 15' or 30 square feet and made of painted MDO board. He said it would be placed on the north side of the building. He explained that the Sign Ordinance Section 15.32.600-C1, states, "One wall sign per public entrance." Mr. Umenthum stated that there is no entrance on the side where the proposed signage would be placed, therefore, a variance was needed.

Ms. Farrier asked Mr. Umenthum to clarify the need for the variance. Mr. Umenthum stated that since there was no entrance on the side of the building a variance would be needed for a sign to be placed with no public entrance. Mr. Umenthum stated that if the signage was approved, it would set precedence and more applications for this type of signage would be requested.

Ms. Green questioned if the applicant's hardship would be that there is no additional space on the front entrance of the building due to its design. Ms. Vicky from Conrad's Big C Signs stated that was correct. She stated that they were limited due to the windows on the front of the building and the applicants would like to utilize the wall space on the side of building.

Ms. Farrier stated she was uncomfortable with the variance. Ms. Green stated that it would set precedence with more applications to follow.

*It was moved by Ms. Green and seconded by Ms. Farrier to DENY the wall sign as presented by Madam Peacock's at 638 Main Street. Aye - All. Motion carried.*

**APPROVAL OF TEMPORARY VENDOR(S)**

**TATS - Darwin Richardson - 658 Main Street & 657 Main Street**

Mr. Nelson stated that he still had not received all the required fees.

*It was moved by Ms. Green and seconded by Mr. Farrier to continue the Temporary Vendor application for TATS - Darwin Richardson at 658 & 657 Main Street.*

**OPEN**

Mr. Nelson stated that, due to the July 4<sup>th</sup> Holiday there would not be a first meeting in July. The next scheduled meeting is Wednesday July 18, 2012.

**ADJOURNMENT:**

Regular Meeting  
June 20, 2012

*It was moved by Ms. Green 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 & Zoning Commission adjourned at 5:25 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