

CITY OF DEADWOOD

PLANNING AND ZONING COMMISSION

July 2, 2014

REGULAR MEETING

The Regular Meeting of the Deadwood Planning and Zoning Commission was called to order by Chairperson Jim Shedd on Wednesday, July 2, 2014 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 4, 2014 Meeting. Aye - All. Motion carried.*

SIGNS:

Angel's Attic- 732 Main Street- Projecting Sign

Mr. Nelson stated that according to the sign ordinance, projecting signs are allowed when near a public entrance and at a right angle to the entrance's façade. Because the garage door is not considered a public entrance for the majority of the year, a variance is required. The visibility of the current sign is very limited due to foliage and parking.

*It was moved by Ms. Green and seconded by Ms. Farrier to approve the application for one (1) projecting sign with variances for Angel's Attic at 732 Main Street. Aye - All. Motion carried.*

Pumphouse Coffee- Nick Spano- 73 Sherman Street- Wall Sign

Mr. Nelson stated that with this sign a variance would be required due to the maximum height requirement. The lettering is made of polyurethane and is similar to what would be found on a gas station of that era.

*It was moved by Ms. Green and seconded by Ms. Farrier to approve the application for one (1) wall sign with variances for Pumphouse Coffee at 73 Sherman Street. Aye - All. Motion carried.*

Harley Kirwan- Gunslinger Coffee- 27 Lee Street- Projecting Sign (Cont. 06/18/14)

Mr. Nelson stated that at the City Commission meeting on June 18, 2014, Harlan Kirwan requested variances for a projecting sign at 27 Lee Street. The request was continued by the Commission pending more information about the previously approved sign. In April of 2004 a sign permit was issued to Erv Knippelmeyer for a sign that read "The Buffalo Bones". The dimensions were 32" x 32x and an area of each face of seven square feet. This met the allowable area for the building frontage. According to the sign ordinance, this sign should have required a variance of three feet to meet the requirements but there is no record of a variance being granted. Mr. Nelson thought this was because the previous user only utilized half of the frame

whereas Mr. Kirwan is proposing full usage of the frame. Mr. Nelson said that if Mr. Kirwan would use the previous frame, it would be 2'x4' or eight square feet. Mr. Kirwin is willing to do the smaller size as long as the commission could justify the smaller size. Mr. Nelson suggested approving the smaller sign, which still needs a variance, with a new frame.

*It was moved by Ms. Green and seconded by Ms. Farrier to approve the application for one (1) projecting sign with dimensions of 2'x4' and no variances required for Gunslinger Coffee at 27 Lee Street. Aye - All. Motion carried.*

### **First Gold Hotel- Mike Gustafson- 270 Main Street- Parking Lot Sign**

Mr. Nelson stated that the First Gold Hotel is requesting a private traffic directional sign. The size of the actual sign is 20"x80" and it would be exceeding three square feet in area and six feet in height from grade. It does require a variance for an additional eight square feet of area and for a minimum height of nine feet from grade. The sign is painted aluminum. Mr. Nelson said one of the variances is for how high they are hanging it and that is because they park buses. It is needed for the buses to clear.

*It was moved by Ms. Green and seconded by Ms. Farrier to approve the application for one (1) parking lot sign with variances for First Gold Hotel at 270 Main Street. Aye - All. Motion carried.*

### **FINAL PLAT: Plat of Lots 1, 2, & 3 of Katon Subdivision, Utility and Private Access Easements; Formerly Tract 1 of a portion of the Jim Lode in M.S. 1636, Except Highway R-O-W and Lot H2; Part of M.S. 107, Part of M.S. 58, Part of M.S. 57 and Part of Lot 7 all lying south of the Highway Right-of-Way, All located in the SE ¼ of Section 27, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.**

Mr. Nelson said the property is currently zoned CH, Commercial Highway District. Lot 1 is comprised of 0.92 acres, Lot 2 is 0.27 acres, and Lot 3 is 9.32 acres. The subject property is located within the tourist service designation and the property is not located within a flood or flood hazard zone. There are public facilities available to serve the property and the area is currently characterized by open space and various commercial businesses. Mr. Nelson said the subject property is currently occupied by the Thunder Cove and the owner intends on selling on the buildings on the property.

*It was moved by Ms. Green and seconded by Ms. Farrier to approve the final plat of Lots 1, 2, & 3 of Katon Subdivision, Utility and Private Access Easements; Formerly Tract 1 of a portion of the Jim Lode in M.S. 1636, Except Highway R-O-W and Lot H2; Part of M.S. 107, Part of M.S. 58, Part of M.S. 57 and Part of Lot 7 all lying south of the Highway Right-of-Way, All located in the SE ¼ of Section 27, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. Aye - All. Motion carried.*

### **OPEN**

Mr. Nelson said construction will begin on Cemetery Street on Monday. It is part of the Highway 85 project and they will be adding conduits for utilities. They hope to get to Rotary Park by the beginning of the Rally.

Rotary Park will begin construction on Tuesday, July 8. They may begin a day or two earlier to salvage top soil for St. Ambrose Cemetery.

**ADJOURNMENT:**

*It was moved by Ms. Farrier and seconded by Ms. Green 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