

CITY OF DEADWOOD
PLANNING AND ZONING COMMISSION
Wednesday, August 17, 2016

The meeting of the Deadwood Planning and Zoning was called to order by Chairperson Jim Shedd on Wednesday, August 17, 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, Mel Allen, and Tony Biesiot

Absent: Brett Runge

Board of Adjustments Present: Dave Ruth, Jim Van Den Eykel, and Chuck Turbiville

Staff Present:

Bob Nelson Jr., Trent Mohr and Bonny Anfinson

Approval of August 3, 2016 Minutes:

It was moved by Mr. Biesiot and seconded by Mrs. Farrier to approve the August 2, 2016 meeting minutes. Aye - All. Motion carried.

Sign Review Commission:

306 Cliff Street - Gulches Storage

Mr. Mohr informed the Commission the applicant is requesting permission to install one new wall sign. The sign is 40 square feet not 80 square feet as presented in the staff report. The proposed wall sign does not require a variance. *It was moved by Mr. Biesiot and seconded by Mrs. Farrier to approve the wall sign permit at 306 Cliff Street. Aye - All. Motion carried.*

Planning and Zoning Commission:

3 Ryan Road - Transfer Property and Group Parcels Commonly Owned

Mr. Nelson Jr. informed the commission the purpose is to transfer tract 1B to Whistlers Gulch which will be platted into the Campground Tract to become compliant. Legally described as Tracts 1A and 1B, Formerly Tract 1 of Deadwood Gulch Campground Tract and Lot 23B of Peck's Garden Subdivision, Being a Portion of Deadwood Gulch Campground Tract in Deadwood Gulch Addition II, a Portion of Vacated McDonald Street, and a Portion of Lot 23 of Peck's Garden Subdivision; all Located in the E1/2 of Section 27, T.5N, R.3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. *It was moved by Ms. Farrier and seconded by Mr. Biesiot to approve the Tracts 1A and 1B, Formerly Tract 1 of Deadwood Gulch Campground Tract and Lot 23B of Peck's Garden Subdivision, Being a Portion of Deadwood Gulch Campground Tract in Deadwood Gulch Addition II, a Portion of Vacated McDonald Street, and a Portion of Lot 23 of Peck's Garden Subdivision; all Located in the E1/2 of Section 27, T.5N, R.3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. Aye - All. Motion carried.*

50 Van Buren Street - Realign Property Lines to Clear Up Retaining Wall Discrepancies

Mr. Nelson Jr. informed the commission the purpose of this plat is to facilitate the reconstruction of a retaining wall between two properties and eliminate questions in regards to ownership of said wall. Legally described as Lots A and B of Block 63; Formerly A Portion of Lots 2 and 3 and All Of Lots 4 Thru 6 of Block 63, Original Town of Deadwood, Lawrence County, South Dakota. *It was moved by Ms. Farrier and seconded by Mr. Allen to approve the Lots A and B of Block 63; Formerly a Portion of Lots 2 and 3 and All of Lots 4 Thru 6 of Block 63, Original Town of Deadwood, Lawrence County, South Dakota. Aye - All. Motion carried.*

Chair Shedd closed the Planning and Zoning Commission.

Mr. Turbiville opened the Board of Adjustments Meeting.

3 Ryan Road – Transfer Property and Group Parcels Commonly Owned

Legally described as Tracts 1A and 1B, Formerly Tract 1 of Deadwood Gulch Campground Tract and Lot 23B of Peck's Garden Subdivision, Being a Portion of Deadwood Gulch Campground Tract in Deadwood Gulch Addition II, a Portion of Vacated McDonald Street, and a Portion of Lot 23 of Peck's Garden Subdivision; all Located in the E1/2 of Section 27, T.5N, R.3E, B.H.M., City of Deadwood, Lawrence County, South Dakota

It was moved by Mr. Ruth and seconded by Mr. Van Den Eykel to approve the Tracts 1A and 1B, Formerly Tract 1 of Deadwood Gulch Campground Tract and Lot 23B of Peck's Garden Subdivision, Being a Portion of Deadwood Gulch Campground Tract in Deadwood Gulch Addition II, a Portion of Vacated McDonald Street, and a Portion of Lot 23 of Peck's Garden Subdivision; all Located in the E1/2 of Section 27, T.5N, R.3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. Aye - All. Motion carried.

50 Van Buren Street – Realign Property Lines to Clear Up Retaining Wall Discrepancies

Legally described as Lots A and B of Block 63; Formerly A Portion of Lots 2 and 3 and All Of Lots 4 Thru 6 of Block 63, Original Town of Deadwood, Lawrence County, South Dakota. *It was moved by Mr. Van Den Eykel and seconded by Mr. Ruth to approve the Lots A and B of Block 63; Formerly a Portion of Lots 2 and 3 and All of Lots 4 Thru 6 of Block 63, Original Town of Deadwood, Lawrence County, South Dakota. Aye - All. Motion carried.*

Mr. Turbiville closed the Board of Adjustments Meeting.

Chair Shedd opened the Planning and Zoning Commission Meeting.

Items From Staff (no action taken)

- Mr. Mohr discussed the Welcome Center Project progress; rafters are going up on the structure; they are continuing with the installation of the steel on the south end of the structure; the contractor has been paving the trail along the opposite side of Whitewood Creek.
- Mr. Mohr stated the contractor is working on the punch list for Powerhouse Park.
- Mr. Nelson Jr. stated there will be an open house/Chamber Mixer at the Powerhouse Park on September 8, 5:00 – 7:00 p.m. at the park. The event is co-sponsored by RCS Construction and Tallgrass.
- Mr. Nelson Jr. stated RCS Construction has been contracted for the Whitewood Creek Cleanup Project. They will be addressing the weeds and noxious weeds and cleaning up chips from storm Atlas from the Rodeo Grounds up to Walnut Street. In the spring the City will award the access, the planting and boulder movement in the creek. Mr. Nelson is applying for a Grant that is dedicated to Whitewood Creek. Black Hills Fly Fishers will be donating towards our next cause.
- Mr. Nelson Jr. stated the DOT project is almost complete; they are very close to being completely done; a meeting with the DOT is scheduled for next week upon which they will tour the project.
- Mr. Nelson Jr. attended the Planners Conference in Great Falls, MT. The theme for this year's conference was Quality of Life. What does your city do to provide quality of life?
- Mr. Nelson Jr. stated sign ordinance issues need to be addressed. There were many issues and complaints with this year's rally. There will be draft ordinance changes coming forth and the direction is to eliminate them completely.

Adjournment:

It was moved by Ms. Farrier and seconded by Mr. Allen 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 5:15 p.m.

ATTEST:

Chairman, Planning & Zoning Commission
Bonny Anfinson, Planning & Zoning Office/Recording Secretary

Secretary, Planning & Zoning Commission