

CITY OF DEADWOOD

PLANNING AND ZONING COMMISSION

September 3, 2014

REGULAR 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, September 3, 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, Mark Speirs, Sheree Green, and Mel Allen.

PRESENT BOARD OF ADJUSTMENT: Jim Van den Eykel, Dave Ruth, and Georgeann Silvernail.

ABSENT BOARD OF ADJUSTMENT: Gary Todd and Chuck Turbiville.

APPROVAL OF MINUTES:

It was moved by Mr. Speirs and seconded by Mr. Allen to approve the minutes of the August 6, 2014 Meeting. Aye - All. Motion carried.

SIGNS:

Pump House/Mind Blown Studio- 73 Sherman Street (Projecting, Wall, and Free Standing)

1. Mr. Umenthum said Pumphouse is requesting to change the current lollipop sign in front of the business to reflect the business name with the addition of "cold beer" on the vertical column. This is a historic gas station sign and has been changed in the past to reflect the businesses.

It was moved by Mr. Speirs and seconded by Mr. Allen to approve the application for one (1) freestanding sign with no variances for the Pumphouse at 73 Sherman Street. Aye - All. Motion carried.

2. Mr. Umenthum said the Pumphouse is requesting to change the face of an existing wall sign to reflect the business name and new logo. No variances are required.

It was moved by Mr. Speirs and seconded by Ms. Farrier to approve the application for one (1) existing wall sign with no variances for the Pumphouse at 73 Sherman Street. Aye - All. Motion carried.

3. Mr. Umenthum said the Pumphouse is requesting a portable free standing sign that is made of steel and will sit on the parking lot of the business. The sign complies with the ordinance. It is historically correct for gas stations of the era.

It was moved by Mr. Speirs and seconded by Mr. Allen to approve the application for one (1) portable freestanding sign with no variances for the Pumphouse at 73 Sherman Street. Aye - All. Motion carried.

Real Estate Center Lead/Deadwood-11 Charles Street (Free Standing Sign and Wall Signs)

1. Mr. Umenthum said the Real Estate Center is requesting one (1) free standing sign that will be located on the existing sign frame on the east parking lot. A variance is required due to an increase of 38 square feet from the 10 square feet and allowing a free standing sign to substitute for a projecting sign.

It was moved by Mr. Speirs and seconded by Ms. Green to approve the application for one (1) portable freestanding sign with variances for the Real Estate Center Lead/Deadwood at 11 Charles. Aye - All. Motion carried.

2. Mr. Umenthum said the applicant is requesting two wall signs that will be placed above the individual business entrances. No variances are required.

It was moved by Mr. Speirs and seconded by Ms. Farrier to approve the application for two (2) wall signs sign with no variances for the Real Estate Center Lead/Deadwood at 11 Charles. Aye - All. Motion carried.

Saloon #10- 657 Main Street (Projecting Sign)

Mr. Umenthum said the Saloon #10 is requesting a projecting sign above the entrance to "Utter Place" and right below the "Utter Place" sign. The sign will state "No. 10 Saloon Mercantile" and is made of painted wood. It does not require a variance.

It was moved by Mr. Speirs and seconded by Ms. Farrier to approve the application for one (1) projecting sign with no variances for the Saloon #10 at 657 Main Street. Aye - All. Motion carried.

J.G. Design and Detailing- 175 Sherman Street (Wall Sign)

Mr. Umenthum stated the applicant is requesting one wall sign that will replace the existing "Adrenaline Junkies" sign. The new sign complies with the sign ordinance and does not require a variance.

It was moved by Mr. Speirs and seconded by Ms. Farrier to approve the application for one (1) wall sign with no variances for J.G. Designs and Detailing at 175 Sherman Street. Aye - All. Motion carried.

The Wood Grotto- 1 Cemetery Street (Wall Sign)

Mr. Umenthum said the applicant is requesting one wall sign that will be located above the overhead door. The sign is made of wood and requires no variances.

It was moved by Mr. Speirs and seconded by Ms. Farrier to approve the application for one (1) wall sign with no variances for The Wood Grotto at 1 Cemetery. Aye - All. Motion carried.

PUBLIC HEARING:

It was moved by Mr. Speirs and seconded by Ms. Green to continue the public hearing for 33 Lincoln at the request of the applicant until September 17, 2014. Aye - All. Motion carried.

FINAL PLAT: Lot 23A and 23B of Peck's Garden Subdivision, Formerly Lot 23, The Northerly Half of Vacated McDonald Street and a Portion of McDonald Street; Being a Portion of Probate Lots 138 and 327, City of Deadwood, Lawrence County, South Dakota.

Mr. Nelson said the lot is zoned R1 Residential and all legal obligations have bene completed. He

told to Commission that the ground is public and the City is going to convey a portion of that to the Griffith's and a portion to the Blair's in the end. The utility easement will stay for the future.

It was moved by Ms. Green and seconded by Mr. Allen to approve the application for the Plat of Lot 23A and 23B of Peck's Garden Subdivision, Formerly Lot 23, The Northerly Half of Vacated McDonald Street and a Portion of McDonald Street; Being a Portion of Probate Lots 138 and 327, City of Deadwood, Lawrence County, South Dakota. Aye- All. Motion Carried.

Mr. Shedd closed the Planning and Zoning Meeting.

Ms. Silvernail opened the Board of Adjustment.

FINAL PLAT: Lot 23A and 23B of Peck's Garden Subdivision, Formerly Lot 23, The Northerly Half of Vacated McDonald Street and a Portion of McDonald Street; Being a Portion of Probate Lots 138 and 327, City of Deadwood, Lawrence County, South Dakota.

It was moved by Mr. Ruth and seconded by Mr. Van den Eykel to approve the application for the Plat of Lot 23A and 23B of Peck's Garden Subdivision, Formerly Lot 23, The Northerly Half of Vacated McDonald Street and a Portion of McDonald Street; Being a Portion of Probate Lots 138 and 327, City of Deadwood, Lawrence County, South Dakota. Aye- All. Motion Carried.

Ms. Silvernail closed the Board of Adjustment and turned the meeting over to the Planning and Zoning Commission.

OPEN

Mr. Nelson informed the Commission that the utilities construction will be happening in the next few weeks and there will be traffic delays. It will be about three weeks before they get to Mollman's service station. They will then move the overhead wires to underground.

Mr. Nelson said the bids were opened for the highway project and they are several millions over what was projected.

ADJOURNMENT:

It was moved by Mr. Speirs 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 5:30 p.m.

Mr. Jim Shedd
Chairman
Planning and Zoning

Ms. Sheree Green
Secretary
Planning and Zoning