

CITY OF DEADWOOD
PLANNING AND ZONING COMMISSION
Wednesday, September 21, 2016

The meeting of the Deadwood Planning and Zoning was called to order by Chairperson Jim Shedd on Wednesday, September 21, 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, Mel Allen, Marie Farrier and Tony Biesiot

Absent: Brett Runge

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

Staff Present:

Bob Nelson Jr., Trent Mohr and Bonny Anfinson

Approval of September 7, 2016 Minutes:

It was moved by Mr. Biesiot and seconded by Mr. Allen to approve the September 7, 2016 meeting minutes. Aye - All. Motion carried.

Sign Review Commission:

65 Sherman Street - Danny Gray/Nick Spano - Deadwood Road House/Harry's Spaghetti Western Restaurant

Mr. Mohr informed the Commission the applicant is requesting permission to move the existing "Road House" projecting sign to an unused mount on the same façade of the building and install a new "Harry's Spaghetti Western" projecting sign in its place. The sign is metal and is 11 square feet. The proposed sign does not require a variance. *It was moved by Mr. Biesiot and seconded by Ms. Allen to approve moving the existing projecting sign to an unused mount on the same façade and install a new projecting sign in its place. Aye - All. Motion carried.*

Planning and Zoning Commission:

Calamity Lane - Increase Lot Sizes Utilizing Adjacent Vacant Lot

Mr. Nelson Jr. stated the applicant is presenting a plat to increase lot sizes utilizing an adjacent vacant lot located on Calamity Lane. The property consists of Lot 1A and 14A of Peck's Garden Townhomes Subdivision, formerly Lots 1 and 14 of Peck's Garden Townhomes Subdivision, being a portion of Tract H if probate Lot 327, Lot 1 of the Murray Subdivision of Probate Lot 327 and a portion of Lot 5 of Peck's Garden Subdivision and a portion of School Lot 16; and Tract A of Sky Subdivision, formerly a portion of the remainder of Tract H of Probate Lot 327; all located in the NW ¼ of Section 27, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. *It was moved by Ms. Farrier and seconded by Mr. Allen to approve the plat presented for Lot 1A and 14A of Peck's Garden Townhomes Subdivision, formerly Lots 1 and 14 of Peck's Garden Townhomes Subdivision, being a portion of Tract H if probate Lot 327, Lot 1 of the Murray Subdivision of Probate Lot 327 and a portion of Lot 5 of Peck's Garden Subdivision and a portion of School Lot 16; and Tract A of Sky Subdivision, formerly a portion of the remainder of Tract H of Probate Lot 327; all located in the NW ¼ of Section 27, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. Aye - All. Motion carried.*

Mt. Moriah Cemetery - Create Cemetery per Deed of City of Deadwood

Mr. Nelson Jr. stated the City of Deadwood is creating a cemetery per Deed to the City of Deadwood. The property is located at the Bullock Cemetery and the Bullock Lot and Lots 1 Thru 9; Being a Part of School Lots 5, 6, and 7; All Located in the SW ¼ of Section 23, T5N, R3E, City of Deadwood, Lawrence County, South Dakota. *It was moved by Mr. Biesiot and seconded by Mr. Allen to approve the plat presented as the Bullock Cemetery and the Bullock Lot and Lots 1 Thru 9; Being a Part of School Lots 5, 6, and 7; All Located in the SW ¼ of Section 23, T5N, R3E, City of Deadwood, Lawrence County, South Dakota. Aye - All. Motion carried.*

Pluma – Create a Lot and Transfer Property

Mr. Nelson Jr. stated the applicant wishes to create a lot and transfer property located at Lot 2 of Hunter Lode M.S. 1295, located in the S ½ of Section 27, T5N, R3E, B,H,M., City of Deadwood, Lawrence County, South Dakota. *It was moved by Ms. Farrier and seconded by Mr. Allen to approve the plat presented as Lot 2 of Hunter Lode M.S. 1295, located in the S ½ of Section 27, T5N, R3E, B,H,M., City of Deadwood, Lawrence County, South Dakota. Aye – All. Motion carried.*

Project Approval Planning and Zoning Tax Increment District Number Ten

Mr. Nelson Jr. introduced Blaise Emerson with the Black Hills Council of Local Governments. Mr. Emerson stated the Tax Increment District is a way of financing public improvements for properties and cities using this type of instrument of financing for a number of things. One of the components is creating a district bound by the legal description. The improvements can only happen in this district. No new taxes are added. Funds are used to finance improvements to the district creating the project plan. This does not increase the neighbor's property tax. Funds will be used to bury overhead power lines and upgrade the water and sewer system in the area of construction. Plans are to place a pedestrian crossing bridge across Whitewood creek leading to the Deadwood Event Complex. This is a 2.8 million dollar capital improvement project assessed at 90% evaluation with a thirteen year pay back.

Resolution Creating Tax Increment District Number Ten. *It was moved by Mr. Biesiot and seconded by Mr. Allen to recommend approval to the Board of Adjustments the resolution to create a Tax Increment District Number 10. Aye – All. Motion carried.*

Resolution Approving the Project Plan for Tax Increment District Number Ten. *It was moved by Ms. Farrier and seconded by Mr. Biesiot to recommend approval to the Board of Adjustments the Resolution approving the Project Plan for Tax Increment District Number 10. Aye – All. Motion carried.*

Chair Shedd closed the Planning and Zoning Meeting.

Mayor Turbiville called the meeting to order of the City of Deadwood Board of Adjustments.

Calamity Lane – Increase Lot Sizes Utilizing Adjacent Vacant Lot

It was moved by Mr. Ruth and seconded by Mr. Van Den Eykel to approve the plat presented for Lot 1A and 14A of Peck's Garden Townhomes Subdivision, formerly Lots 1 and 14 of Peck's Garden Townhomes Subdivision, being a portion of Tract H if probate Lot 327, Lot 1 of the Murray Subdivision of Probate Lot 327 and a portion of Lot 5 of Peck's Garden Subdivision and a portion of School Lot 16; and Tract A of Sky Subdivision, formerly a portion of the remainder of Tract H of Probate Lot 327; all located in the NW ¼ of Section 27, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. Aye – All. Motion carried.

Mt. Moriah Cemetery – Create Cemetery per Deed of City of Deadwood

It was moved by Mr. Van Den Eykel and seconded by Mr. Ruth to approve the plat presented as the Bullock Cemetery and the Bullock Lot and Lots 1 Thru 9; Being a Part of School Lots 5, 6, and 7; All Located in the SW ¼ of Section 23, T5N, R3E, City of Deadwood, Lawrence County, South Dakota. Aye – All. Motion carried.

Pluma – Create a Lot and Transfer Property

It was moved by Mr. Ruth and seconded by Mr. Van Den Eykel to approve the plat presented as Lot 2 of Hunter Lode M.S. 1295, located in the S ½ of Section 27, T5N, R3E, B,H,M., City of Deadwood, Lawrence County, South Dakota. Aye – All. Motion carried.

Project Approval Planning and Zoning Tax Increment District Number Ten

Resolution Creating Tax Increment District Number Ten. *It was moved by Mr. Ruth and seconded by Mr. Van Den Eykel to approve the resolution to create a Tax Increment District Number 10. Aye - All. Motion carried.*

Resolution Approving the Project Plan for Tax Increment District Number Ten. *It was moved by Mr. Van Den Eykel and seconded by Mr. Ruth to approve the Resolution approving the Project Plan for Tax Increment District Number 10. Aye - All. Motion carried.*

Contract for Private Development - Tax Increment District Number Ten. *It was moved by Mr. Van Den Eykel and seconded by Mr. Ruth to approve the Contract for a Private Development Tax Increment District Number Ten. Aye - All. Motion carried.*

Being no further business Mayor Turbiville adjourned the Board of Adjustment meeting.

Mr. Shedd called the meeting of the Planning and Zoning Commission back to order.

Items From Staff (no action taken)

- Mr. Nelson Jr. stated there will be a meeting next week at City Hall regarding the Lead-Deadwood School Focus Group.
- Mr. Mohr stated they are pouring concrete on the walkway opposite Whitewood Creek at the Welcome Center. They are framing and installing membrane on the roof.
- Mr. Nelson Jr. stated the trail will open this weekend along Whitewood Creek just in time for the Zombie run.
- Mr. Nelson Jr. stated DOT is working on the punch list and the lights for the Highway 85 project.

Adjournment:

It was moved by Mr. Biesiot 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 and Zoning Commission adjourned at 5:37 p.m.

ATTEST:

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

Secretary, Planning & Zoning Commission