

CITY OF DEADWOOD

PLANNING AND ZONING COMMISSION

November 20, 2012

REGULAR MEETING

The Regular Meeting of the Deadwood Planning and Zoning Commission was called to order by Chairperson Jim Shedd on Tuesday November 20, 2012 at 5:00 p.m. * in the Deadwood City Hall Meeting Room located at 102 Sherman Street, Deadwood, SD 57732.

*Due to the Thanksgiving Holiday, the date of the Planning & Zoning Meeting has been changed.

PRESENT PLANNING & ZONING: Jim Shedd, Marie Farrier, Sheree Green and Mark Speirs.

ABSENT PLANNING & ZONING: Mel Allen.

APPROVAL OF MINUTES:

It was moved by Ms. Green and seconded by Mr. Speirs to approve the minutes of the November 7, 2012 Meeting. Aye – All. Motion carried.

SIGNS:

Cadillac Jacks/Springhill Suites (Optima LLC.) – 322 Main Street – Reconsider free standing sign with conditions.

Mr. Keith Umenthum stated that the applicant requested reconsideration on a freestanding monument sign that was approved with conditions. Mr. Umenthum explained that Mr. Nelson and he had reviewed all of the signage, existing and proposed, and determined that the amount of signage is in compliance with the Sign Ordinance with 244.50 square feet of signage remaining for the complex.

Mr. Umenthum explained that the Sign Ordinance does not address the number of signs a property can have. He referred to the Staff Report:

“The City of Deadwood sign ordinance does not regulate the proliferation of freestanding signs proposed for a building project. Each property is allowed one projecting sign per public entrance as long as the public entrances are at least 10 feet apart and each projecting sign can be substituted for a freestanding sign. The total amount of signage is regulated by the amount of building frontage along with the number of different types of signs. In the review of this application the amount of signage available exceeds the amount of signage requested upon the completion of the Springhill Suites addition to the existing building at Cadillac Jacks. The number and type of signage on this property are both within the sign code of Deadwood. “

Mr. Umenthum stated that with the proposed and existing, the property is in compliance with the Sign Ordinance and stated that Mr. Paul Bradsky of Cadillac Jacks/Springhill Suites (Optima LLC) was present to answer any questions.

Mr. Speirs questioned which of the artist rendering and photos was correct and stated that there were only two entrances to the property. Mr. Umenthum explained that the entrances addressed in the Sign Ordinance were doors that led into the building not driveways.

Ms. Green stated that the sign permit had been approved with conditions but said she did not recall all of the conditions. Mr. Nelson stated that it was approved contingent on the completion of the Springhills Suites and the removal of the two freestanding signs.

Mr. Speirs questioned if the parking ramp was a part of the project. Mr. Bradsky explained that the entire project of the suites and parking ramp had received Historic Preservation Commission approval; however, the project was being constructed in two phases with the suites constructed first. Mr. Bradsky stated the parking ramp permit would be issued next winter. He noted that after the permit is issued they would come back to Planning & Zoning for removal and relocation of the sign that is currently placed where the parking ramp will be built.

Ms. Green questioned if they would need to address the previous motion with the conditions for the prior application. Mr. Nelson stated that it was his understanding that by Planning & Zoning Commission allowing the application to be resubmitted, the previous action is void.

It was moved by Ms. Farriers and seconded by Ms. Green to approve the application for a free standing sign CONTINGENT upon the completion of the Springhill Suites, for Cadillac Jacks/Springhill Suites (Optima LLC.) at 322 Main Street. Aye -Farrier, Green, Shedd. Ney - Speirs. Motion carried.

FINAL PLAT: Plat of Lot 10, Block 2 of Palisades Tract of Deadwood Stage Run Addition, All located in the SW 1/4 Section 14, the SE 1/4 of Section 15, the NE 1/4 NE 1/4 of Section 22 and the N 1/2 NW 1/4 of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

Mr. Nelson stated that the purpose of the plat was to facilitate the sale of the property. He noted that the address would be 755 Stage Run.

It was moved by Ms. Green and seconded by Ms. Farrier to approve the final Plat of Lot 10, Block 2 of Palisades Tract of Deadwood Stage Run Addition. All Aye - All. Motion carried.

FINDINGS OF FACT:

Findings of Fact and Conclusions for a Conditional Use Permit (CUP) for a Bed & Breakfast at 21 Lincoln Street.

Mr. Nelson stated that the Finding of Fact closes the file. He stated that he would bring forth the Findings to the Board of Adjustment at the next City Commission Meeting on Monday November 26, 2012

It was moved by Ms. Farrier and seconded by Mr. Speirs to approve the Findings of Fact for a Conditional Use Permit for a Bed & Breakfast. Aye - All. Motion carried.

OPEN

Mr. Speirs stated that it was his opinion, according to Robert's Rules of Order, that the Chairman only votes in the event of a tie vote; therefore, the vote on the Cadillac Jacks/Springhill Suites (Optima LLC.) was in violation of order. Mr. Nelson stated that he would consult with the City Attorney.

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 5:18 p.m.

ATTEST:

Mr. Jim Shedd
Chairman
Planning and Zoning

Ms. Sheree Green
Secretary
Planning and Zoning