

CITY OF DEADWOOD

PLANNING AND ZONING COMMISSION

June 5, 2008

REGULAR MEETING

The Regular Meeting of the Deadwood Planning and Zoning Commission was called to order by Chairperson Marie Farrier on Wednesday June 5, 2008 at 5:00 p.m. in the Deadwood City Hall Meeting Room located at 102 Sherman Street, Deadwood, SD 57732.

PRESENT PLANNING & ZONING: Marie Farrier, Sheree Green, Mel Allen, Larry Ryan, & Jim Shedd. Mr. Jason Campbell, City Attorney was also present.

APPROVAL OF MINUTES:

Mr. Ryan moved to approve the minutes of the May 7, 2008 Regular Meeting, as mailed. Mr. Shedd seconded and the motion carried.

<u>All in favor</u>	<u>-</u>	<u>5</u>
<u>Opposed</u>	<u>-</u>	<u>0</u>

SIGN PERMITS:

VERIFICATION OF PHONE VOTE - Rushmore Segway Signs - Seventy-six Drive

Ms. Williams stated due to a lack of a quorum for the May 21, 2008, Regular Meeting, a phone vote was taken for the Rushmore Segway Signs with the following Commissioners voting Aye - Marie Farrier, Sheree Green and Jim Shedd. Ms. Williams stated Mr. Keith Umenthum, Deadwood Building Inspector, would review the application for the official minutes.

Mr. Umenthum, Deadwood Building Inspector, stated the applicant had requested permission to place temporary signage at the Rodeo Grounds where his business will be based out of. He reviewed the location and size of the signs and recommended approval.

Ms. Green moved to approve the signs for Rushmore Segway at Seventy-six Drive. Mr. Shedd seconded and the motion carried.

<u>All in favor</u>	<u>-</u>	<u>5</u>
<u>Opposed</u>	<u>-</u>	<u>0</u>

M&L Concessions Signs during Sturgis Rally - 175 Sherman Street

Mr. Keith Umenthum, Deadwood Building Inspector, stated the applicant was requesting permission to display a 3' x 4' sandwich board and two (2) 2' x 3' menu easels on each side of the concession wagon to be parked at 175 Sherman Street. Mr. Umenthum pointed out the signage was temporary and would only be used during the rally. He noted the vending fee and sign fees had been paid.

Mr. Shedd moved to approve the three (3) signs for the concession wagon to be parked at 175 Sherman Street during the Sturgis Rally. Mr. Allen seconded and the motion carried.

<u>All in favor</u>	<u>-</u>	<u>5</u>
<u>Opposed</u>	<u>-</u>	<u>0</u>

NEW BUSINESS:

DISCUSSION ON PARKING FOR BED & BREAKFAST AT PARKING RAMP - WILLIAMS STREET

Ms. Williams explained that she had been approached by an individual interested in purchasing a home on Williams Street. He questioned whether he could open a bed and breakfast on Williams Street. Ms. Williams noted she had informed him that B&B's were required to be owner occupied and off-street parking would need to be provided for each unit. The individual then questioned if parking spaces could be rented at the ramp to meet the off-street parking requirements.

Ms. Williams stated she had spoken with Mr. Charles Turbiville, Manager of the Ramp, regarding this situation. Mr. Turbiville did not have a problem with renting parking spaces; however, the request would require approval from the City Commission. He also informed staff that rental costs were \$100.00 per space - per month.

After discussion, the Commission's determination was that they were uncomfortable with that concept and felt that more problems would arise. They pointed out this was a very congested residential area and people would have a hard time unloading their luggage in front of any residence in that area. Mr. Allen pointed out that during events the parking ramp was full and when you are issued passes for the ramp, you are not guaranteed a parking space in the ramp.

Mr. Ryan moved to table this item.

Ms. Farrier noted that it was only a discussion and a motion was not needed. Mr. Ryan rescinded his motion.

Mr. Olsen questioned if this individual was requesting a variance from providing off street parking at the premises according to the City ordinance. Ms. Williams stated he was only questioning whether off-site parking would be allowed.

DISCUSSION ON EFFICIENCY APARTMENTS AT 817 ½ MAIN STREET - NEIGHBORHOOD HOUSING PREVIOUS OFFICE LOCATION.

Ms. Williams stated Neighborhood Housing Services (NHS) had questioned if they could provide dormitory type housing for the International workers at their old office building located at 817 ½ Main Street. The preliminary plan was presented as five (5) bedrooms with two (2) bathrooms and a shared kitchen area. The subject property was zoned R-2 Multi-family Residential District and efficiency living units are allowed as a use by right. "Efficiency living unit" is defined as a dwelling unit that contains a bathroom and kitchen and does not exceed a maximum floor area of four hundred (400) square feet. After further discussion, Ms. Williams noted the proposed plans would not meet the letter of the law in the zoning code since more than three (3) unrelated people would be living together in a single unit.

Mayor Francis Toscana questioned if the ordinance allowed dormitory structures. Ms. Williams referred to the ordinance and stated dormitory is allowed; however, it was not defined. Mr. Toscana questioned what was required by the International Building Code. Ms. Williams stated 7' x 10' size bedrooms and also Keith Umenthum had indicated that a sprinkler system would also be required in this type of layout.

Ms. Williams stated housing for International workers was a problem through out the City and it was enforced by receiving a complaint. Ms. Farrier questioned if parking would be required. Ms. Williams stated there was some parking in the front of the structure.

Mr. Allen noted that most of the International workers did not have vehicles. Mr. Toscana stated that some do have cars and if the place was leased to college students then most would have vehicles.

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Ms. Green felt this would not be a good example for NHS to set and felt others would follow suit. Mr. Toscana and Ms. Farrier agreed.

Ms. Williams stated she would tell NHS that the comments were not favorable for the dormitory use.

Mr. Olsen suggested NHS make two apartment units in the structure; which would allow for six unrelated people and still be in compliance with the ordinance. Ms. Williams thanked Mr. Olsen and stated she would relay his suggestion to NHS.

ADJOURNMENT:

**Mr. Ryan moved to adjourn the Regular Meeting of the Planning and Zoning Commission.
Ms. Green seconded and the motion carried.**

All in favor - 5
Opposed - 0

There being no further business, Planning & Zoning Commission adjourned at 5:25 p.m.

ATTEST:

Ms. Marie Farrier
Chairman (Acting)
Planning and Zoning

Ms. Sheree Green
Secretary (Acting)
Planning and Zoning