

CITY OF DEADWOOD
PLANNING AND ZONING COMMISSION
Wednesday, February 5, 2020

The meeting of the Deadwood Planning and Zoning Commission was called to order by Chairperson John Martinisko on Wednesday, February 5, 2020 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: John Martinisko, Jeff Lawler, Bill Rich and Josh Keehn

Absent: Brett Runge

Board of Adjustments Present: David Ruth, Jr., Charlie Struble, Sharon Martinisko, Mike Johnson and Gary Todd

Staff Present:

Jeramy Russell, Trent Mohr and Cindy Schneringer

Approval of January 15, 2020 Minutes:

It was moved by Mr. Rich and seconded by Mr. Keehn to approve the January 15, 2020 meeting minutes. Aye - All. Motion carried.

Sign Review Commission:

Scott Jacobs - 79 Sherman Street - Install New Projecting Sign

Mr. Mohr stated the applicant is requesting permission to install a new sign to be located over the front door on the Sherman Street side. The purpose of the proposed sign is to advertise the new business at this location. The sign and its location are compliant with the ordinance and require no variance. *It was moved by Mr. Keehn and seconded by Mr. Rich to approve the installation of the new sign above the front door located at 79 Sherman Street. Aye - All. Motion carried.*

Celebrity Hotels Inc. - 623 Main Street - Re-install Projecting Sign

Mr. Mohr stated the applicant is requesting permission to re-install the projecting sign that was removed when the business closed. The only change to this sign is the graphics. The sign and its location are compliant with the sign ordinance and require no variance.

Celebrity Hotels Inc. - 627 Main Street - Re-install Projecting Sign

Mr. Mohr stated the applicant is requesting permission to re-install the projecting sign that was removed when the business closed. The sign and its location are compliant with the sign ordinance and require no variance.

It was moved by Mr. Rich and seconded by Mr. Keehn to approve re-installing the projecting signs at 623 Main Street and 627 Main Street. Aye - All. Motion carried.

Planning and Zoning Commission:

Condensing Parcels/Construction - Scott and Sharon Jacobs - Sherman Street and Pine Street

Mr. Russell stated Scott and Sharon Jacobs wish to create a pass through between the Brewhouse and the building to the south. Legally described as Plat of Lot 23A, Block 34 Original Townsite, City of Deadwood, Located in the SW ¼ of Section 23, T5N, R3E, B.H.M., Lawrence County, South Dakota Formerly Lots 19, 21 & 23, Block 34. The building code states the buildings have to be replatted into one parcel to allow the pass through. They have met all the requirements. *It was moved by Mr. Rich and seconded by Mr. Keehn to approve the plat for Lot 23A, Block 34 Original Townsite, City of Deadwood, Located in the SW ¼ of Section 23, T5N, R3E, B.H.M., Lawrence County, South Dakota Formerly Lots 19, 21 & 23, Block 34. Aye - all. Motion carried.*

Conditional Use Permit - Steve Wells - 786 Main Street

Mr. Russell stated this property previously was a Bed and Breakfast and the new owner, Steve Wells, is not interested in operating it as a Bed and Breakfast at this time but would like to keep the conditional use permit for resale value. Legally described as Lot 10 in the Grantz Addition to the City of Deadwood, According to A.B. Wilson recorded in plat book 1, page 238, Lawrence County, South Dakota. *After determination if the property is not used as Bed and Breakfast for one year you have to reapply for the CUP, Mr. Wells withdrew the Conditional Use Permit application and requested a refund of the fee.*

Conditional Use Permit – Steve and Kym Flaigg – 28 Lincoln Avenue

Mr. Russell stated this property has been used as a Bed and Breakfast for quite some time and the new owners, Steve and Kym Flaigg, wish to honor the current bookings through the first of October. Legally described as Lots 1 and 2, Block 49, O.T., City of Deadwood, Located in the NW ¼, Section 26, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. Mr. Russell stated he received no feedback from the letters sent to neighbors. *It was moved by Mr. Rich and seconded by Mr. Keehn to approve the plat for Lots 1 and 2, Block 49, O.T., City of Deadwood, Located in the NW ¼, Section 26, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. Aye – all. Motion carried.*

Memorandum of Agreement – Second Stage LLC – Roadways

Mr. Russell stated this Memorandum of Agreement is between the City of Deadwood and Second Stage LLC to approve two private roads and how they would be managed. *It was approved by Mr. Keehn and seconded by Mr. Rich to approve the Memorandum of Agreement between the City of Deadwood and Second Stage LLC. Aye – all. Motion Carried.*

Board of Adjustments:

Mayor Ruth, Jr. called the meeting of the Board of Adjustments to order.

Condensing Parcels/Construction – Scott and Sharon Jacobs – Sherman Street and Pine Street

It was moved by Ms. Martinisko and seconded by Ms. Struble to approve the condensing of plat of Lot 23, Block 34 Original Townsite, City of Deadwood, Located in the SW ¼ of Section 23, T5N, R3E, B.H.M., Lawrence County, South Dakota Formerly Lots 19, 21 & 23, Block 34. Aye – all. Motion Carried.

Conditional Use Permit – Steve and Kym Flaigg – 28 Lincoln Avenue

It was moved by Ms. Martinisko and seconded by Ms. Struble to approve the Conditional Use Permit for Lots 1 and 2, Block 49, O.T., City of Deadwood, Located in the NW ¼, Section 26, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. Aye – all. Motion Carried.

Memorandum of Agreement – Second Stage LLC – Roadways

It was moved by Ms. Martinisko and seconded by Ms. Struble to move to continue Memorandum Agreement to City Commission. Aye – all. Motion carried.

It was motioned by Ms. Martinisko and seconded by Ms. Struble to adjourn the Board of Adjustment meeting. Aye – all. Motion Carried.

Items From Staff (no action taken)

- Reminder the vacation rental public meeting is during the next Planning and Zoning meeting on February 19, 2020. Imagine quite a few people will attend to express their concerns for or against.
- 2020 Census kick off is April 1, 2020.

Adjournment:

It was moved by Mr. Keehn and seconded by Mr. Rich 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

Cindy Schneringer, Planning & Zoning Office/Recording Secretary

Secretary, Planning & Zoning Commission