

**CITY OF DEADWOOD**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, September 4, 2019**

The meeting of the Deadwood Planning and Zoning Commission was called to order by Chairperson John Martinisko on Wednesday, September 4, 2019 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, Josh Keehn, Jeff Lawler, Brett Runge and Bill Rich

**Absent:**

**Board of Adjustments Present:** Charlie Struble, Sharon Martinisko

**Staff Present:**

Bob Nelson Jr., Jeramy Russell, Cindy Schneringer

**Approval of August 21, 2019 Minutes:**

*It was moved by Mr. Rich and seconded by Ms. Runge to approve the August 21, 2019 meeting minutes. Aye - All. Motion carried.*

**Planning and Zoning Commission:**

**Findings of Fact - Conditional Use Permit - Jessica Knee and Christopher Fedor, "Lone Wolf Tattoo" - 470 Main Street**  
Mr. Russell stated this is a findings of fact, conditional use permit for Jessica Knee and Christopher Fedor for Lone Wolf Tattoo at 470 Main Street. With approval this will clear it out of our system. *It was moved by Ms. Runge and seconded by Mr. Keehn to recommend approval of the Conditional Use Permit for Lone Wolf Tattoo at 470 Main Street. Aye - All. Motion Carried.*

**Final Plat - Railroad Road**

Mr. Russell stated the applicant will be City of Deadwood. The purpose is to transfer property. General location will be on Railroad Avenue. Legal description is Lots 10, 11 and 12 of the Meverden Addition; formerly part of Railroad Avenue and being a part of M.S. 81 and 283, City of Deadwood, Lawrence County, South Dakota. Is zoned R2 - Multi-family district. Lots 10, 11 and 12 of the Meverden Addition have been submitted to create the Railroad Avenue right of way and surplus property. The property is adjacent to Railroad Avenue. *It was moved by Mr. Rich and seconded by Mr. Martinisko to recommend approval of the Final Plat for Railroad Avenue Lots 10, 11 and 12 of the Meverden Addition. Aye - All. Motion Carried.*

**Tax Incremental District Number Eleven Project Plan** - Presented by Tobias J Morris, Senior VP Dougherty & Company LLC

Mr. Morris stated the TIF before you has been review by Department of Revenue and signed off as economic development because it is going to be zoned commercial. There are a couple of different components in the plan coming before you tonight. The first component and most important it is basically reducing and eliminating liability on the City's side meaning this is a pass through TIF on annual appropriation. An annual appropriation really puts the risk on the developer. The City has to adopt the annual appropriation every year. Another component is whatever the TIF amount may be it will come with an amount not to exceed and the policy will be set by the City Commission. The TIF expires when the debt is paid or 20 years from date of creation or if City Commission does not appropriate. The amount is the maximum amount allowed at \$3 million. This amount will be finalized in a developer's agreement when it is set forth between the City and the developer. Mr. Rich asked if the developer and TIF are bonded in case of bankruptcy. Mr. Morris stated this is on the developer and is not the City's responsibility. Mr. Rich stated that he doesn't like the removals, demolition and mobilization being a part of the TIF and that there isn't more detail on the TIF. Mr. Morris state this is more of a guideline and the City Commission will have the ultimate decision in the agreement on what they choose to do on each one. *It was moved by Mr. Rich and seconded by Mr. Martinisko to recommend approval with conditions of adding more details of proposed expenditures and questions on appropriate disbursements of the Tax Incremental District Number Eleven Project Plan. Aye - All. Motion Carried.*

**Items From Staff** (no action taken)

- Outlaw Square: Mr. Nelson Jr. reported we are trying to tie in existing Main Street sidewalk and tie in Silverado's project while making it ADA. Construction is progressing.
- Highway 14A/85: Mr. Nelson reported there is a lot of work on sidewalk, back to curb and utilities.
- There is a water main break on Dunlop Street. Black Hills Energy drilled through a high pressure waterline.
- Whitewood Creek: Mr. Nelson Jr. reported there is no update. Still waiting on FEMA. City Commission did

approve design services with Albertson Engineering, KTM and American Tech in pursuit to federal funding.

**Adjournment:**

*It was moved by Mr. Lawler and seconded by Ms. Runge 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 5:48 p.m.

ATTEST:

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Chairman, Planning & Zoning Commission

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Secretary, Planning & Zoning Commission

*Cindy Schneringer, Planning & Zoning Office/Recording Secretary*