

CITY OF DEADWOOD  
PLANNING AND ZONING COMMISSION  
Wednesday, August 21, 2019

The meeting of the Deadwood Planning and Zoning Commission was called to order by Chairperson John Martinisko on Wednesday, August 21, 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 and Bill Rich

**Absent:** Brett Runge

**Board of Adjustments Present:** Charlie Struble

**Staff Present:**

Bob Nelson Jr., Trent Mohr and Cindy Schneringer

**Approval of August 7, 2019 Minutes:**

*It was moved by Mr. Rich and seconded by Mr. Keehn to approve the August 7, 2019 meeting minutes. Aye - All. Motion carried.*

**Sign Review Commission**

Ronald Rhebb (Chip Shot Golf) – 306 Cliff Street – Install Two New Marquee Signs

Mr. Mohr stated the applicant is wanting to install two new marquee signs to advertise his business at that location. The signs and their location are compliant with the ordinance and require no variance. *It was moved by Mr. Rich and seconded by Mr. Lawler to approve the sign permit for two signs at 306 Main Street. Aye - All. Motion carried.*

Todd & Jill Weber – 251 US Hwy 14A – Install New Freestanding Sign

Mr. Mohr stated the applicant is wanting to install a new freestanding sign. This is for the Shiloh Horse Rescue Ranch. They are still working through establishing facilities for the animals. The horses will be above the petting zoo area. This sign is to advertise the portion open to the public. The sign and the location are compliant with the ordinance and require no variances. *It was moved by Mr. Rich and seconded by Mr. Keehn to approve the sign permit for a new wall sign at 251 US Hwy 14A. Mr. Lawler abstained. Aye - all. Motion carried.*

**Planning and Zoning Commission:**

Change of Zoning – Steven Hertel – 20783 Whitewood Creek Road

Mr. Nelson Jr. the address is 20783 Whitewood Creek Road. Currently zoned Commercial Highway. Proposing to change to R1 Residential. Mr. Hertel is requesting this, however, if he chooses to build the residence in that triangle he can because he owns all of the Aspen Storage property. He can have a manager or employee for hire live on the property. Given the location against City boundary, it is difficult to classify as spot zoning. Probably see interest in an adjoining lot because as part of the process you have to post it, put it in the newspaper and do mailers to adjacent landowners. Did get a call from a county resident just wanting to know what he is up to. Access would be through Mr. Hertel's property. *It was moved by Mr. Rich and seconded by Mr. Keehn to recommend approval of the Change of Zoning for 20783 Whitewood Creek Road. Aye - All. Motion Carried.*

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

- Outlaw Square: Mr. Nelson Jr. reported tomorrow there will be a large concrete pour, 90 yards. Masons are working tomorrow but not on Friday. Scull Construction will be working Friday. There will be no work this weekend. The intent is to have Deadwood Street open on way going out to the highway starting tomorrow at 6:30pm. Mr. Mohr reported he inspected the rebar today and also looked at the framing. Mechanical rough in inspection is scheduled for tomorrow. Monday morning is scheduled to do final framing inspection. They will start internal insulating and sheet rocking on Tuesday.
- Highway 14A/85: Mr. Nelson reported they poured half of the Burnham Avenue section today. Muth Electric is installing historic light pole bases and conduit. Midco is pulling wire in preparation for the poles to come down. Tomorrow the pour is scheduled for the other half of Burnham. Midday tomorrow look for lane closer to be pushed back to curb with the exception of going under the arch. Monday look for work to amp up: laminate pole to be set, sidewalk in place, replace twelve street panels, large excavation to start at First Gold and another at Bunkhouse, and piers drilled for traffic signals. Long ways to go. Late November finish.
- Whitewood Creek: Mr. Nelson Jr. reported the FEMA was here for a couple of days to do next step beyond preliminary assessment. They've looked at the entirety of the damage. We've measured everything and calculated cost. It is now being compiled by FEMA to be sent to the Governor. We have enough damage to qualify. If the Governor sends to DC and is declared it will be funded. Just Deadwood alone, the damage is

three million dollars. There are some immediate repair areas behind Charles Street near the 106 to 98 region, wall failures behind Cedar Wood Inn, by Deadwood Mountain Grand, and behind the Comfort Inn area are the top three. The next would be the erosion by the Sherman Street parking lot. We have a Civil Engineer, Structural Engineer, and Geo Tech putting together a proposal to give us a means and methods and probable cost to take it to the next level. They will give us some cut sheets and samples on how to repair so we can move forward. There are some we need to stabilize before spring gets here.

- Look for TIF #11 for the Four Points project plan on September 4, 2019 Planning and Zoning Commission meeting with a contracted project plan for City Commission on September 16, 2019.
- Welcome Jeramy Russell as the new Planning and Zoning Administrator.

**Adjournment:**

*It was moved by Mr. Keehn and seconded by Mr. Lawler 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 5:27 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*