

CITY OF DEADWOOD
PLANNING AND ZONING COMMISSION
Wednesday, April 17, 2019

The meeting of the Deadwood Planning and Zoning was called to order by Chairperson Tony Biesiot on Wednesday, April 17, 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: Tony Biesiot, Brett Runge, Jim Shedd, Bill Rich and John Martinisko

Absent:

Board of Adjustments Present: Charlie Struble

Staff Present:

Bob Nelson Jr., Trent Mohr and Meghan Wittmis

Approval of March 20, 2019 Minutes:

It was moved by Mr. Shedd and seconded by Mr. Rich to approve the March 20, 2019 meeting minutes. Aye - All. Motion carried.

Sign Review Commission

Vacant Building Window Displays

Mr. Nelson Jr. stated this is for information only. Main Street Initiative Design Committee came up with the idea to hang historic photographs behind the glass, not attached to the window, in some of the vacant buildings on Main Street. Historic Preservation is supporting this project. They will be framed pictures hanging inside, they don't classify as a sign.

Tony Farhat - 614 Main - Replace Existing Sign

Mr. Mohr stated the applicant has submitted a sign permit for 614 Main Street to replace the existing projecting sign for Ava Apparel. This sign will replace the current ice cream cone sign. This requires no new variances. Mr. Martinisko asked why there is a variance on the existing sign. Mr. Mohr stated because of the location on the building, it is higher than it should be because of the awning. *It was moved by Mr. Martinisko and seconded by Mrs. Runge to approve the sign at 614 Main Street. Aye - All. Motion Carried.*

Planning and Zoning Commission and Board of Adjustments:

Tax Increment District #12 Project Plan

Mr. Nelson Jr. stated the only action item tonight is a recommendation to City Commission on the Project Plan. The two resolutions and contract are for review only. All four items will go before City Commission on May 6th. The developer is proposing 38 units at the bottom of Stage Run development. These will be duplex units like the unit currently in Stage Run. The eligible cost is \$1.241 million; they are requesting \$300,000 of the construction cost plus eligible fees. Based on the assessed value of the district there is an estimate of \$189,000 with the estimated assessed value of the project being \$3.6 million. Mrs. Runge stated she was concerned with one of the parcels is in TIF 8, therefore the value added will not be able to be used for the new TIF until the other TIF is paid off. Mr. Nelson Jr. stated that is correct, the City has met with the bank and the developer to make arrangement so the payments go properly to the loans. The Stage Run Block Club has concerns with the amount of traffic there will be on the one road in and out of the development. There needs to be another road and the hope is with all the new residents a new road will happen faster. Mr. Martinisko asked if the new buildings will be visible from downtown. No they will not be visible. Mr. Biesiot stated as a resident of Stage Run he has the same concerns about the traffic. He also asked if the road would be built before the housing. Mr. Nelson Jr. stated the responsibility of the road falls to the City. The road project will need to be moved up the Capitol Improvement priority list. Both the commission and the residents of Stage Run agree additional housing is needed in Deadwood. *It was moved by Mrs. Runge and seconded by Mr. Martinisko to approve the Tax Increment District 12 project plan. Aye - All. Motion carried.*

Items From Staff (no action taken)

- Outlaw Square: The foundations are going in but progress has been slowed down by weather. The final bid is out there; believe the opening is on the 26th. We do not have a guaranteed maximum price yet, unsure of why we don't. Mr. Mohr stated the footing and foundation for the back of the bathroom have been put in.
- Highway 14A/85: The construction has started by Big D. They made it 60 feet before hitting a problem. There was really bad soil under the concrete. All in all they are making good progress. GTI will get so far down the road with water and sewer, and then another contractor will come in and start putting the conduits in for power and communications. As they move down the road, Journey Construction will come in to put the road back. There is a fourth contractor to come in after that to do the surfacing. There is great communication

between GTI and the City.

- Whitewood Creek: We have not started yet due to weather, work should start in the next week or two up by the Comfort Inn. In the next month the City will be spraying for noxious weeds.
- City Hall Parking Lot: Mr. Nelson Jr. has not seen a draft yet, as soon as he does he'll share with the commission. They have met with Family Dollar and the Church and are working together to resolve the jersey barriers.
- Asphalt Maintenance: The City will be sealing the parking lot in front of Thunder Cove. They have easements to use that parking. The City will give it to them in good condition then it will be their responsibility to keep up with the maintenance. The Gordon Park and the ball field parking lots will also be getting asphalt work done.
- Horse Sanctuary: That is not the location of the horse sanctuary; it will actually be one level above the slag pile in the trees. The storage containers will not be used; they will be building a barn. The current conditions are not the way it will inevitably be.
- First Gold: You will start to see another excavation begin at the First Gold within the next two weeks. It has been approved by Historic Preservation. It will be a significant cut into the hill. Following the excavation construction will begin on a parking garage.
- Mrs. Runge asked about the meeting time changes. Mr. Nelson Jr. stated he hasn't heard. To comment call City Hall or email Bonny or Meghan.

Adjournment:

It was moved by Mrs. Runge and seconded by Mr. Shedd 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 5:21 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Meghan Wittmis, Planning & Zoning Office/Recording Secretary