

CITY OF DEADWOOD
PLANNING AND ZONING COMMISSION
Wednesday, March 6, 2019

The meeting of the Deadwood Planning and Zoning was called to order by Chairperson Tony Biesiot on Wednesday, March 6, 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, and John Martinisko

Absent: Bill Rich

Board of Adjustments Present: Charlie Struble

Staff Present:

Bob Nelson Jr. and Meghan Wittmis

Approval of February 6, 2019 Minutes:

It was moved by Mrs. Runge and seconded by Mr. Shedd to approve the February 6, 2019 meeting minutes. Aye - All. Motion carried.

Planning and Zoning Commission and Board of Adjustments:

Plat - Jeffrey D. Snedeker - Transfer of Property

Mr. Nelson Jr. stated this is a final plat submitted by Jeff Snedeker, 59 Stewart Street. The purpose is to transfer property on upper Main Street. Legally described as Lots 10A1 and 10A2, Block B, Sunnyside Addition, Formerly Lot 10A, Block B, Sunnyside Addition Located in the NE1/4 of Section 27, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. This property is zoned C1- commercial. Jeff owns the Penny Motel and the Branch House across the street. This is the former site of additional motel sites for the Penny. He is selling this property to provide parking to the triplex across the street. Mr. Martinisko stated this is just parking now and Mr. Nelson Jr. agreed. *It was moved by Mr. Martinisko and seconded by Mr. Shedd to approve the plat for Lots 10A1 and 10A2, Block B, Sunnyside Addition, Formerly Lot 10A, Block B, Sunnyside Addition Located in the NE1/4 of Section 27, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. Aye - All. Motion Carried.*

Resolution Creating Tax Incremental District Number Eleven - 5:05 p.m.

Blaze Emmerson stated they are looking at another tax increment financing district, this one will be a little different than past districts. This one will be in association with the Tin Lizzie expansion. Tonight, just the district is being created; the project plan will come later. The reason for this is the owner wants to get the construction started. A number of improvements done during the construction fall into the Main Street Master Plan project. Therefore, a portion of the project plan will be private sector funded; the majority of the funding will be used by the City to help with the construction of Main Street. The project plan will be before you in a couple of months. The Hampton Inn will not be part of this district. The total finance package will be between \$2 million and \$2.5 million, the main portion will be used by the City. Mr. Martinisko asked why the highway is included. Mr. Emmerson stated they include the right of way in case any improvements need to happen. Mrs. Runge asked why the City will be using this funding for Main Street. Mr. Nelson Jr. stated because it was offered. Mr. Emmerson stated some of the projects coincided with work the City would be doing anyways. *It was moved by Mrs. Runge and seconded by Mr. Martinisko to recommend approval of the Tax Incremental District Number Eleven. Aye - All. Motion Carried.*

Items From Staff (no action taken)

- Outlaw Square: They are slightly behind schedule, but nothing to be concerned about. The next bid package will go out on Friday for foundations for the stage, restrooms, gazebo, and the building. The final package will be bid out in the next two weeks and hope to have a guaranteed maximum price. Changes include re-using the bricks for the street and having synthetic ice. A new Bluetooth light bulb will be tested in the square.
- Highway 14A/85: There is a pre-construction meeting in Rapid City. Not long after the project should start.
- The City just entered into a contract to redesign the parking lot between City Hall and Family Dollar. We are working with the Baptist Church and Family Dollar to remove the jersey barriers and have a common entrance in the center.
- Mr. Nelson Jr. is working on a Community Development Block grant application to help with partial finding for the Rec Center addition. The addition will be dedicated for senior space. There will be a public hearing on March 18th at 1:00 during the City Commission meeting.
- Whitewood Creek Trail is proposed to be extended three miles from 76' Drive towards Boulder Canyon. This is under contract with Tall Grass for design.
- Fire Wise: they are burning about 1,000 piles on Deadwood Hill this week.

- There were two petitions for annexation on the City Commission agenda two weeks ago. They were accepted and are now waiting on the annexation agreement.
- The Fire Department will have their annual pancake breakfast on Sunday morning.

Adjournment:

It was moved by Mr. Shedd and seconded by Mrs. 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 5:23 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Meghan Wittmis, Planning & Zoning Office/Recording Secretary