

CITY OF DEADWOOD
PLANNING AND ZONING COMMISSION
Wednesday, July 18, 2018

The meeting of the Deadwood Planning and Zoning was called to order by Vice Chair Runge on Wednesday, July 18, 2018, 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: Jim Shedd, Bill Rich, John Martinisko and Brett Runge

Absent: Tony Biesiot

Board of Adjustments Present: Dave Ruth Jr.

Staff Present:

Bob Nelson Jr., Trent Mohr and Meghan Wittmis

Approval of June 20, 2018 Minutes:

It was moved by Mr. Rich and seconded by Mr. Martinisko to approve the June 20, 2018 meeting minutes as presented. Aye – All. Motion carried.

Sign Review Commission:

693 Main Street – Lisa Jorgenson – Install Valance Sign on New Awning

Mr. Mohr stated the applicant has approval from HP for the awning. They would like to add a sign on the valance. The proposed sign and location are compliant with the sign ordinance and does not require a variance. *It was moved by Mr. Rich and seconded by Mr. Shedd to approve the sign permit for new valance sign at 639 Main Street. Aye-All. Motion Carried.*

692 Main Street – Carol Tellinghusien – Install New Hanging Sign

Mr. Mohr stated the applicant, Carol Tellinghusien, owns the Pink Door Boutique in the Elks building. She wishes to add a new sign that will hang from the awning in front of the entrance to her business. The proposed sign and its location are compliant with the sign ordinance and does not require a variance. *It was moved by Mr. Rich and seconded by Mr. Shedd to approve the sign permit for a new hanging sign at 692 Main Street for Pink Door Boutique. Aye-All. Motion Carried.*

Planning and Zoning Commission and Board of Adjustments:

Define Property Lines, create Legal Description – 200 Block of Charles Street – City of Deadwood

Mr. Nelson Jr. stated this is a final plat submitted by the City of Deadwood to define property lines and create legal descriptions in the location of the 200 Block of Charles Street. Legally described as Lots MK2 thru MK6 of the Mickelson Trail; Being Portions of M.S. 207, Probate Lots 89, 417 and 420, School Lot 19, Charles Street, Part of Former Railroad Right of Way and Part of Lots 3 thru 23 of Block 70 of O.T. Deadwood; Lawrence County, South Dakota. This is all zoned Commercial Highway. A couple of the lots are not conforming to the code but working with adjacent land owners. They have expressed interest in acquiring these small parcels and will work on platting them into their property once they are transferred. *It was moved by Mr. Rich and seconded by Mr. Shedd to re-plat lots MK2 thru MK6 of the Mickelson Trail. Aye-All. Motion Carried.*

Items From Staff (no action taken)

- Cadillac Jacks: Mr. Mohr stated the hotel is up and running. Last Friday they were given occupancy for the underground parking. Guadalajara's opened a week ago. The restaurants on the first floor all are hoping to have occupancy by August 1st. RCS has completed the paving on Williams Street and the rear parking lot. They still have some filler and sidewalk to finish up.
- City Pavilion: Mr. Nelson Jr. stated the parking lot is done and the parking kiosk is installed but not operational yet. The kiosk will be operational on Tuesday.
- Vacation Rentals: Mr. Nelson Jr. stated the owner of 15 Washington has moved here and is living downstairs. He has made application for CUP. Mr. Martinisko asked since the owner is living there it could be a B&B. Mr. Nelson Jr. stated yes it could become a B&B and he is licensed with the State. There are still problems with 52 Van Buren and 41 Washington.
- Sign Ordinance Revisions: Mr. Nelson Jr. stated he discussed illumination with the HP Commission and they are comfortable with expanding the illumination. The HP Commission would like to see some kind of design criteria with freestanding signs. The HP Commission wants to leave the word "Casino". Mr. Mohr stated we

don't have any kind of regulation for contractor signs in people's yards. He likes the idea of not allowing contractors to place signs in yards until there is a building permit. Mr. Nelson Jr. stated he will have a closer revision ready by the next meeting. The HP Commission asked Mr. Nelson Jr. to bring back an incentive proposal for non-conforming signs.

- Mr. Ruth Jr. stated he noticed there is a new freestanding signs outside of the Elks. It is about six feet tall and basically looks like a coat rack.

Adjournment:

It was moved by Mr. Martinisko 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 5:14 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Meghan Wittmis, Planning & Zoning Office/Recording Secretary