

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

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

Absent:

Board of Adjustments Present: Dave Ruth Jr.

Staff Present:

Bob Nelson Jr., Trent Mohr and Meghan Wittmis

Approval of March 21, 2018 Minutes:

It was moved by Mr. Rich and seconded by Mr. Shedd to approve the March 21, 2018 meeting minutes with the correction to the vote of the Conditional Use Permit. Aye - All. Motion carried.

Sign Review Commission:

250 US Hwy 14A - Gary Schmaltz (Canyon View Amish Furniture/Canyon 14 A Soda Shop) Repaint Sign with New Design

Mr. Mohr stated this sign permit application is for 250 US Hwy 14A, the Amish Furniture Store. The owner is starting a new business where the Shade Winery tasting room was. It is now a soda shop. He has refaced the existing sign which makes this a new sign. The sign and its location are in compliance with the ordinances and requires no variances. *It was moved by Mrs. Runge and seconded by Mr. Shedd to approve the sign permit to alter the existing freestanding sign at 250 US Hwy 14A for the Canyon View Soda Shop. Aye - All. Motion carried.*

Planning and Zoning Commission and Board of Adjustments:

Findings of Fact and Conclusions - 7 Fillmore Street - Christine Mikla

Mr. Nelson Jr. stated this is a Finding of Fact and Conclusions for the duplex at 7 Fillmore Street. Approving will close this file unless review is requested by the neighborhood or the Commission. This will go before City Commission as well. *It was moved by Mr. Martinisko and seconded by Mr. Rich to approve the Findings of Fact and Conclusions for 7 Fillmore Street. Aye - Mr. Rich, Mr. Martinisko, Mr. Shedd. Nay - Mrs. Runge. Motion carried.*

Project Plan Amendment #2 - Tax Increment District Nine

Mr. Nelson Jr. stated this is an amendment to TIF district number nine. Mr. Emersen is present to discuss the amendment and amended contract. Planning and Zoning's role is to give a recommendation to the City Commission. Mr. Emersen stated TIF number nine is for Springhill Suites, this is a number of years old already. This amendment is only for time, there is no cost amendment. The first factor of why they are asking for an amendment is due to delays the project was not completed in 2012 as projected, the project was completed in 2013. Due to the delays an extra year of interest accrual that was not originally projected in addition to a delay in principal payments. The major factor is the final assessed value of the property. In the Project Plan the estimated assessed value was \$11,520,000. However, the current assessed value is only \$6,581,551, only 57% of the assessed value in the Project Plan. This means a much lower payment going into them paying property taxes and the payment on the TIF loan. Mr. Emersen stated they are looking at changing the Project Plan time frame from 8 years to 20 years, should be paid off a little sooner than that but this gives a little flexibility. Mr. Emersen stated the only real change to the Contract for Private Development is there was a question on how the interest worked, they removed the section that states this much interest with the changing of terms, they just removed this section due to the interest changing over time. The total amount did not change. All this does is stretch out the number of years the payments will be made. Mr. Biesiot asked how this will work with the School District receiving money. Mr. Nelson Jr. stated the school will receive the base tax.

It was moved by Mrs. Runge and seconded by Mr. Rich to approve the Project Plan Amendment #2. Aye- All. Motion Carried.

It was moved by Mrs. Runge and seconded by Mr. Shedd to approve the Contract for Private Development Amendment #2. Aye - All. Motion Carried.

Items From Staff (no action taken)

- Cadillac Jacks: Mr. Mohr stated the TIF work still has not resumed, should resume by the first part of next month. This work is the completion of Williams Street, the parking area behind the building. Tru Hotel work is progressing, looking at mid-July for completion. Owners are hoping to get partial occupancy for the building before the building is 100% finished. Part of the project flows into Cadillac Jacks on the 2nd floor, the new laundry room will be shared by both properties. They can't take out the laundry in Cadillac Jacks until the laundry in the Tru Hotel is completed. Cadillac Jacks Property Improvement Plan – received occupancy on the 4th floor, tomorrow will hopefully receive occupancy on 3rd floor.
- City Pavilion: Mr. Nelson Jr. stated the project has been awarded to RCS Construction. The building has been disconnected from all utilities, work should begin Monday. Time frame on the completed project is June 14th.
- CPAW: Mr. Nelson Jr. stated the team from CPAW was here and they met on policies with the Comprehensive Plan committee. We should have a recommendation for the Comp Plan next week.
- Vacation Rentals: Mr. Nelson Jr. stated we are going to test our ordinance; the attorney will be going after a few of them.

Adjournment:

It was moved by Mr. Shedd and seconded by Mr. Rich 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 5:13 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Meghan Wittmis, Planning & Zoning Office/Recording Secretary