

CITY OF DEADWOOD
PLANNING AND ZONING COMMISSION
Wednesday, March 21, 2018

The meeting of the Deadwood Planning and Zoning was called to order by Chairperson Tony Biesiot on Wednesday, March 21, 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., Mayor Chuck Turbiville

Staff Present:

Bob Nelson Jr. and Bonny Anfinson

Approval of March 7, 2018 Minutes:

It was moved by Mr. Shedd and seconded by Mrs. Runge to approve the March 7, 2018 meeting minutes. Aye - All. Motion carried.

Planning and Zoning Commission and Board of Adjustments:

Request for a Conditional Use Permit – 7 Fillmore Street - Christine Mikla

Mr. Nelson Jr. stated the applicant is requesting a Conditional Use Permit to convert a single-family home to a duplex providing additional needed rentals. The applicant is Christine Mikla. The address is 7 Fillmore Street and the legal is PT of Lots 1-2 & 3 Block 63, Original Town, City of Deadwood, Lawrence County, South Dakota. It is zoned R-1 Residential. The applicant does not plan to change the exterior of the structure. Changes will occur in the interior of the structure. The structure is located in a residential parking zone which is assigned parking. Parking and Transportation has discussed parking on this street and this summer the street will be striped just as Adams Street and will have assigned parking. This property has two parking spots in front of the structure. The police department has verified the spots. The code is one spot per dwelling unit. Mr. Nelson Jr. stated he has received four enquires by phone and one in writing from Natasha Fuller who is here tonight. Jan Bloom, owner of 17 Fillmore, stated the street is very tight with parking. This house is currently being rented and has one parking spot. There is an issue of this spot being taken by the neighbor already. We want to make sure there will be a guaranteed spot for our tenant. Mr. Martinisko stated they will put lines on the street designating parking so how will the owners know which spots will be assigned to them. Will there be a sign? Mr. Nelson Jr. stated the city will sign it but will try to meet with each owner to inform them of their parking spot. Mr. Martinisko stated the property in question has two spots which meets the requirements for a duplex right. Mr. Nelson Jr. stated yes one spot per dwelling. Mr. Martinisko asked if a duplex has to pay commercial water, sewer and garbage. Mr. Nelson Jr. stated yes. Jan Bloom stated there is a hydrant right at the corner in front of her house so when assigning the parking spaces do not block the hydrant. Natasha Fuller stated a duplex on this little street is not a good fit. This should be a planning issue not just a logistical parking issue. Christine Mikla, (owner) stated the units are only one bedroom and the tenants will be told there is only one parking spot and this will also be in their signed lease agreement so they will never infringe on a neighbors parking. Mrs. Runge stated she does have a concern about the parking. This is a special street and it is a narrow street. Mr. Martinisko stated with the housing in Deadwood this would provide additional housing for another family. This request does meet the requirements for a Conditional Use Permit. *It was moved by Mr. Shedd and seconded by Mr. Rich to approve the Conditional Use Permit for Christine Mikla, 7 Fillmore Street. Aye - Mr. Shedd, Mr. Martinisko and Mr. Rich. Nay - Mrs. Runge. Motion Carried.*

Temporary Vending Application – Michael Snyder – Leather Headquarters – Rally Vending

Mr. Nelson Jr. stated this is a rally vending permit request for temporary vending at 555 Main Street Tin Lizzies parking lot. Payment has been received. They have been a vendor in Deadwood before. There has never been a problem with the vendor. *It was moved by Mrs. Runge and seconded by Mr. Shedd to approve the Temporary Vending Application for Michael Snyder at 555 Main Street parking lot. Aye-All. Motion Carried.*

Items From Staff (no action taken)

- Cadillac Jacks: Mr. Nelson Jr. stated the original building 3rd and 4th floor remodeling is done. The TIF is 95% complete and the street will be going in soon.
- City Pavilion: Mr. Nelson Jr. stated the pre bid meeting was today with twelve contractors in attendance.
- Comprehensive Plan Community Visioning Meetings: Mr. Nelson Jr. stated there will be visioning meetings

on March 27th or March 29th at 1:00 – 2:00 p.m. or 5:30 – 6:30 p.m. at the Days of 76 Museum Mary Adams Room. If you are signed up for code red you would have gotten an alert.

- Vacation Rentals: Mr. Nelson Jr. stated he received numerous complaints on two vacation rentals that have been noncompliant since the very first round of violation letters. He will be meeting with the police department to take the next step.

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 5:17p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Bonny Anfinson, Planning & Zoning Office/Recording Secretary