

CITY OF DEADWOOD
PLANNING AND ZONING COMMISSION
Wednesday, March 7, 2018

The meeting of the Deadwood Planning and Zoning was called to order by Chairperson Tony Biesiot on Wednesday, March 7, 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:

Staff Present:

Bob Nelson Jr., Trent Mohr and Meghan Wittmis

Approval of February 7, 2018 Minutes:

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

Sign Review Commission:

360 Main Street - B Y Development Inc. (Cadillac Jacks/Double Tree) - Install New Wall Sign

Mr. Mohr stated the applicant B Y Development Inc. would like to install a new wall sign. They are currently remodeling to become a Double Tree franchise. The applicant is present if there are questions. The sign is for Guadalajara's which will be replacing the Brown Rocks Café. The proposed sign requires two variances. First is for the proposed illumination back lit letters and internal illumination, back lit letters are only allowed in the ordinance on new construction since this is an existing building it will require a variance for the back lit letters. The second for the use of plastic which is used to accommodate the proposed illumination. *It was moved by Mr. Shedd and seconded by Mr. Martinisko to approve the sign permit for a new wall sign at 360 Main Street granting variances. Aye - All. Motion Carried.*

360 Main Street - B Y Development Inc. (Cadillac Jacks/Tru Hotel) - Install New Wall Sign

Mr. Mohr stated these two new proposed signs will be at 372 Main Street. Wall sign A is for the Flyt Steakhouse in the Tru Hotel. Sign C is for a Cadillac Jacks wall sign. Sign A requires a variance for the use of plastic materials. Sign C requires a variance for vertical dimension greater than 10 feet, top of the sign higher than the lowest point of the roof, internal illumination and use of plastic materials. *It was moved by Ms. Runge and seconded by Mr. Shedd to approve the sign permit for two new wall signs at 372 Main Street granting variances from the sign ordinance. Aye - All. Motion Carried.*

10 Lee Street - Jason Mook (Deadwood Custom Cycles/Gallows) - Install New Signs

Mr. Mohr stated this request is for four signs, three wall signs, labeled A, B and D, and one window sign labeled C. These signs will be advertising a new business Mr. Mook will be opening at this location. Sign A requires three variances; square footage greater than 50 SF limit in the sign ordinance, vertical dimension greater than two foot limit in the sign ordinance, located on a side of the building without a public entrance (existing wall sign on same side of the building). Sign B requires one variance; located on a side of the building without a public entrance (existing wall sign on same side of the building). Sign D requires two variances; square footage greater than 50 SF limit in the sign ordinance and vertical dimension greater than two foot limit in the sign ordinance. Sign C does not require a variance. Mr. Martinisko asked if Mr. Mook would be running both businesses and if there would be additional signs later. Mr. Mook stated he would be running both businesses and he plans to replace the Gallows signs down the road with smaller signs that will say something like Tavern. *It was moved by Mr. Martinisko and seconded by Ms. Runge to approve the sign permit for three wall signs and one window sign at 10 Lee Street granting variances from the sign ordinance. Aye - All. Motion Carried.*

645 Main Street - Michael Ballard (Deadwood Distilling) - Install New Projecting Sign

Mr. Mohr stated this sign application is for a projecting sign at 645 Main Street. The applicant actually put the sign up and was not aware they needed a permit. There are already window signs at this location. The sign will need to be moved up approximately four inches. Other than that the sign is compliant and requires no variances. *It was moved by Ms. Runge and seconded by Mr. Martinisko to approve the sign permit for new projecting sign at 645 Main Street. Aye - All. Motion Carried.*

647 Main Street – Michael Ballard (Bloody Nose Saloon) – Install New Wall Sign

Mr. Mohr stated this application is for a wall sign at 647 Main Street, Bloody Nose Saloon. This sign will also need to be moved up. Other than that this sign requires no variances. *It was moved by Mr. Rich and seconded by Mr. Shedd to approve the sign permit for a wall sign at 647 Main Street. Aye – All. Motion Carried.*

Planning and Zoning Commission and Board of Adjustments:

Gulches LLC

Mr. Nelson Jr. stated the applicant is Gulches LLC and the purpose is to create new boundary lines and divide property. The general location is 225 Cliff Street. Legally described as Tracts 3A and 4A of Deadwood Gulch Addition II; Consisting of Deadwood Gulch's of Fun Tract 1, Lot AB1 and Lot AB10, All located in the E1/2 of Section 27, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. Zoned as CH - Commercial Highway District. Lot sizes are conforming. One note, on the plat it says in the heading "of of" but that has been corrected on the Mylar. *It was moved by Mr. Rich and seconded by Mr. Shedd to approve the new boundary lines and divide property. Aye – All. Motion Carried.*

Mr. Nelson Jr. stated this will go before the Board of Adjustment on March 19, 2018 for approval.

Items From Staff (no action taken)

- Cadillac Jacks: Mr. Mohr stated Cadillac Jacks is in a layoff period for the TIF work, waiting for better weather. Utilities have been trenched in. Tru Hotel work has moved to the rear of the building. They are looking at the end of June for a completion date. Mr. Bradsky introduced the owners of Guadalajara's and Flyt Steakhouse.
- City Pavilion: Mr. Nelson Jr. stated the project is out to bid, plans should be available on the 13th for contractors to pick up. Expect to open bids on the 27th and report to the Commission on the 4th with bid amounts. The project is demolition and construction of a code compliant parking lot.
- 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. He encourages all to attend.

Adjournment:

It was moved by Mr. Shedd and seconded by Ms. 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 5:15p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Meghan Wittmis, Planning & Zoning Office/Recording Secretary