

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

The meeting of the Deadwood Planning and Zoning was called to order by Chairperson Tony Biesiot on Wednesday, February 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 and Bill Rich

Absent: Brett Runge

Board of Adjustments Present: Dave Ruth, Jr., Gary Todd and Charlie Struble

Staff Present:

Bob Nelson Jr., Trent Mohr and Bonny Anfinson

Approval of January 17, 2018 Minutes:

It was moved by Mr. Shedd and seconded by Mr. Rich to approve the January 17, 2018 meeting minutes. Aye - All. Motion carried.

Sign Review Commission:

270 Main Street - Mike Gustafson - Removal of Terrace Motel Sign- Continued from 1/17/18 meeting

Mr. Mohr stated this item was continued from the January 17 meeting. The applicant is requesting a variance to remove the Terrace Motel sign. At the last meeting there was a concern by the commission as to the disposition of the sign. The HP Commission did discuss this issue at their January 24, 2018 meeting and the consensus was if the P & Z Commission granted the variance and First Gold donate the sign the City would find a location for it or place in storage until a location was found. *It was moved by Mr. Shedd and seconded by Mr. Martinisko to grant the variance for the Terrace Motel sign contingent upon donation to the City of Deadwood. Aye - All. Motion Carried.*

Planning and Zoning Commission and Board of Adjustments:

Findings of Fact and Conclusion - Debra Kahler 56 Taylor Avenue

Mr. Nelson Jr. stated the findings of fact and conclusions for the bed and breakfast at 56 Taylor Avenue the applicant is compliant with bed tax, sales tax and State Health Department Certification. The applicant has met all of the conditions. Approval will close this file. *It was moved by Mr. Shedd and seconded by Mr. Rich to approve the Findings of Fact and Conclusion for Conditional Use Permit for the Bed and Breakfast located at 56 Taylor Avenue. Aye - All. Motion Carried.*

Findings of Fact and Conclusion - James and Susan Trucano 124 Charles Street

Mr. Nelson Jr. stated the findings of fact and conclusions for the bed and breakfast at 124 Charles Street the applicant is compliant with bed tax, sales tax and State Health Department Certification. The applicant has met all of the conditions. Approval will close this file. *It was moved by Mr. Shedd and seconded by Mr. Rich to approve the Findings of Fact and Conclusion for Conditional Use Permit for the Bed and Breakfast located at 124 Charles Street. Aye - All. Motion Carried.*

Deadwood Stage Run, LLC and John Thayer

Mr. Nelson Jr. stated the applicant is requesting approval of the final plat of Lot 31A, Block 2 of Palisades Tract of Deadwood Stage Run Addition to the City of Deadwood, All located in the SW ¼ of Section 14, the SE ¼ of Section 15, the NE ¼ NE ¼ of Section 22 and the N ½ NW ¼ of Section 23, T5N, R3E, B.H.M. City of Deadwood, Lawrence County, South Dakota, Formerly Lot 31 and a Portion of Palisades Tract of Deadwood Stage Run Addition. *It was moved by Mr. Shedd and seconded by Mr. Martinisko to approve the Final Plat for the Deadwood Stage Run, LLC and John Thayer. Aye - All. Motion Carried.*

City of Deadwood

Mr. Nelson Jr. state the applicant is requesting approval of the final plat for Lot MK1 of the Mickelson Trail; Being a portion of Probate Lots 321 and 420, A Portion of M.S. 107 and A Portion of Tract A of M.S. 107; All located in the City of Deadwood, Lawrence County, South Dakota. *It was moved by Mr. Rich and seconded by Mr. Shedd to approve the Final Plat for the City of Deadwood. Aye - All. Motion Carried.*

Mr. Biesiot adjourned this portion of the meeting.

Mr. Todd opened the Board of Adjustments meeting.

Deadwood Stage Run, LLC and John Thayer

Lot 31A, Block 2 of Palisades Tract of Deadwood Stage Run Addition to the City of Deadwood, All located in the SW ¼ of Section 14, the SE ¼ of Section 15, the NE ¼ NE1/4 of Section 22 and the N ½ NW ¼ of Section 23, T5N, R3E, B.H.M. City of Deadwood, Lawrence County, South Dakota, Formerly Lot 31 and a Portion of Palisades Tract of Deadwood Stage Run Addition. *It was moved by Mr. Ruth Jr. and seconded by Ms. Struble to approve the Final Plat for the Deadwood Stage Run, LLC and John Thayer. Aye - All. Motion Carried.*

City of Deadwood

Lot MK1 of the Mickelson Trail; Being a portion of Probate Lots 321 and 420, A Portion of M.S. 107 and A Portion of Tract A of M.S. 107; All located in the City of Deadwood, Lawrence County, South Dakota. *It was moved by Ms. Struble and seconded by Mr. Ruth Jr. to approve the Final Plat for the City of Deadwood. Aye - All. Motion Carried.*

Findings of Fact and Conclusion - Debra Kahler 56 Taylor Avenue

It was moved by Mr. Ruth Jr. and seconded by Ms. Struble to approve the Findings of Fact and Conclusion for Conditional Use Permit for the Bed and Breakfast located at 56 Taylor Avenue. Aye - All. Motion Carried.

Findings of Fact and Conclusion - James and Susan Trucano 124 Charles Street

It was moved by Ms. Struble and seconded by Mr. Ruth Jr. to approve the Findings of Fact and Conclusion for Conditional Use Permit for the Bed and Breakfast located at 56 Taylor Avenue. Aye - All. Motion Carried.

It was moved by Ms. Struble and seconded by Mr. Ruth Jr. to adjourn the Board of Adjustments meeting. Aye - All. Motion Carried.

Mr. Biesiot called the Planning and Zoning meeting back to order.

Items From Staff (no action taken)

- Cadillac Jacks: Mr. Mohr stated Cadillac Jacks is making progress on the interior and exterior. Work is being done on the mechanical, electric and plumbing. They are running three weeks behind. They are now looking at May for the completion date.
- City Pavilion: Mr. Nelson Jr. stated the City has received 65% of the construction demolition plans and the building of the parking lot. Right now it shows 84 parking spaces. It will probably be closer to 78 spots. The asbestos abatement starts on February 12th. Salvage operations are taking place and items are being repurposed for the police department remodel. The curtains have been donated to the Homestake Opera House. Still on the time table for June 1 with a lot of interest from contractors.
- Whitewood Creek: Mr. Nelson Jr. stated the plantings have been purchased from Pennington County Conservation District. The physical planting is out for bid. We received a \$1,500 grant from MDU to help cover costs.
- Frawley Annexation: The applicant has submitted an Amended Annexation Agreement to show evaluations on the City Commission agenda. Right now the developer is looking at the financial aspect and seeing if it is feasible for them. They have met with the Governor's Office of Economic Development to get some assistance for a workforce housing project. They are waiting for a response. Mr. Martinisko asked if P & Z will review the annexation. Mr. Nelson Jr. stated the planning process for the master plan will be reviewed by the P & Z Commission.
- Visitor Surveys: Mr. Nelson Jr. handed out results of the visitor survey.

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 5:17 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Bonny Anfinson, Planning & Zoning Office/Recording Secretary