

CITY OF DEADWOOD
PLANNING AND ZONING COMMISSION
Wednesday, December 6, 2017

The meeting of the Deadwood Planning and Zoning was called to order by Chairperson Tony Biesiot on Wednesday, December 6, 2017, 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: None

Board of Adjustments Present: None

Staff Present:

Bob Nelson, Jr. and Meghan Wittmis

Approval of November 15, 2017 Minutes:

It was moved by Mr. Shedd and seconded by Mrs. Runge to approve the November 15, 2017 meeting minutes.

Aye – All. Motion carried.

Sign Review Commission:

20577 US Hwy 85 – GTI Properties, LLC – Install New Free Standing Sign

Mr. Nelson Jr. stated this is a sign application from GTI Properties located at 20577 US Hwy 85. The building frontage is 233 feet with total available signage of 466 square feet. They are requesting one freestanding sign, 32 square feet, no variances. They do plan on coming back with a permanent solution; because they just moved in they wanted to get a sign up.

It was moved by Mr. Martinisko and seconded by Mr. Rich to approve the sign permit for a new freestanding sign at 20577 US Hwy 85. Aye – All. Motion Carried.

322 Main Street – B.Y. Development Inc. & Optima LLC – Install New Free Standing Sign in Place of Existing Sign

Mr. Nelson Jr. stated this property has 295 feet of building frontage, 590 square feet of available signage. Three wall signs exist, total of 383 square feet, they do have square footage available. They are proposing to install a new freestanding sign to replace the existing sign. The sign will be made of metal and acrylic. Applicant is requesting internal illumination. Mr. Martinisko stated he likes the proposed sign better than the old one. He likes what Cadillac Jacks is doing to bring people in to Deadwood. However, the city has a sign ordinance in place for the landmark status and we keep chipping away at that and granting variances for signs. Mr. Martinisko appreciates the letter from Hilton regarding these signs. He feels like we have an ordinance for a reason. Mr. Nelson Jr. stated he would be willing to discuss with Historic Preservation this ordinance and how to handle future requests that are outside the landmark district. Mr. Bradsky presented examples of how the current sign is lit compared to how the new sign will look. The letters on the new sign will be internally lit and stick out an half an inch. Only the letters and the logo will be internally lit.

It was moved by Mr. Shedd and seconded by Mr. Rich to approve the sign permit for a new freestanding sign at 322 Main Street granting variances for internal illumination and use of plastic. Aye – Mr. Shedd, Mr. Biesiot, Mr. Rich, and Mrs. Runge. Nay – Mr. Martinisko. Motion Carried.

360 Main Street – B.Y. Development Inc. & Optima LLC – Install One New Wall Sign, One New Marquee Sign and One New Free Stand Sign

Mr. Nelson Jr. stated this request is for 360 Main. They have 300 feet of building frontage, total available signage of 600 square feet with existing signage of three wall signs and two freestanding signs. The request is to replace two of the wall signs, one of the freestanding signs and remove one freestanding sign. The remaining available signage area is 558 square feet. The first sign to consider is a new wall sign “A”, a variance is required for vertical dimension of sign (88 square feet), will be located on the building and have backlit letters which is allowed in ordinance only for new construction. Mr. Biesiot asked what the height is of the current sign. Mr. Nelson Jr. stated variances were granted for the current sign’s height and location on building.

It was moved by Mr. Rich and seconded by Mr. Shedd to approve Cadillac Jack’s Sign “A” at 360 Main granting variances requested by applicant. Aye – All. Motion Carried.

Mr. Nelson Jr. now addressed Sign "G", 108 square feet marquee sign with backlit letters. Mr. Bradsky stated this sign will help identify the main entrance to the building. The sign will be on the end of the awning and not directly on the building.

It was moved by Mrs. Runge and seconded by Mr. Shedd to approve Cadillac Jack's sign "G" granting variances requested by applicant. Aye - All. Motion Carried.

Mr. Nelson Jr. next addressed Sign "B", a 180 square feet free standing sign. This sign will require variances for internal illumination and use of plastic. The reader board is plastic; the rest will be metal and acrylic. Mr. Martinisko asked how the letters will be put on the sign. Mr. Bradsky stated they will slide in. This sign will replace the current main sign.

It was moved by Mr. Shedd and seconded by Mr. Martinisko to approve Cadillac Jack's sign "B" granting variances requested by applicant. Aye - All. Motion Carried.

372 Main Street - B.Y. Development Inc. & Optima LLC - Install One New Wall Sign & Three New Free Standing Signs

Mr. Nelson Jr. stated this property, Tru Hotel, is under construction. The building frontage is 334 feet; total available signage is 668 square feet, with no existing signage. Starting with new wall sign "A", 71 square feet. Mr. Martinisko asked if it will just be the three letters lit and if the sign will be plastic. Mr. Bradsky answered the blue background will be lit also and yes the sign is plastic. Mr. Martinisko asked if the variances on this are for plastic and internally lit. Mr. Bradsky answered yes and for vertical dimension.

It was moved by Mr. Shedd and seconded by Mr. Rich to approve sign "A" granting variances requested by applicant. Aye - Mr. Shedd, Mr. Rich, Mrs. Runge and Mr. Biesiot. Nay - Mr. Martinisko. Motion Carried.

Mr. Nelson Jr. continued with sign "B", a new 120 square feet free standing pylon sign located at the corner of the new Williams Street and Main Street. Mrs. Runge asked what the variances are for this one. Mr. Nelson Jr. stated the variances are for internal illumination and plastic.

It was moved by Mr. Rich and seconded by Mr. Shedd to approve sign "B" granting variances requested by applicant. Aye - Mr. Shedd, Mr. Rich, Mrs. Runge and Mr. Biesiot. Nay - Mr. Martinisko. Motion Carried.

Mr. Nelson Jr. next addressed sign "C" and "D", new 35 square feet free standing signs that meets the code for size. These are parking identification signs. They wish to have the Cadillac Jack's logo on them. Applicant is requesting internal illumination for the "P" only.

It was moved by Mr. Shedd and seconded by Mrs. Runge to approve sign "C" granting variance requested by applicant. Aye - All. Motion Carried.

It was moved by Mr. Rich and seconded by Mrs. Runge to approve sign "D" granting variance requested by applicant. Aye - All. Motion Carried.

Planning and Zoning Commission and Board of Adjustments:

Request for a Conditional Use Permit - 124 Charles Street - James and Susan Trucano

All EX 10' Strip of Lot 2 and Lot 4 Block 76, Original Town, City of Deadwood, Lawrence County, South Dakota
Mr. Nelson Jr. stated this is a request for a conditional use permit from James and Susan Trucano for a single bed Bed and Breakfast located at 124 Charles Street. This is residentially zoned duplex with off street parking. Applicants have already reached out to the Department of Health for a lodging license. We received zero public comment on this request.

It was moved by Mrs. Runge and seconded by Mr. Shedd to approve the Conditional Use Permit with the stipulations that the Bed and Breakfast must be owner occupied, proof of a state excise number shall be provided to the Planning and Zoning Office, proof that the Building Inspector has inspected the building and it meets all of the building codes, proper paperwork if filed with the City of Deadwood Finance office for BID taxes and proof of South Dakota Department of Health Lodging License must be provided to the Planning and Zoning Office. Aye - All. Motion Carried.

Request for a Conditional Use Permit - 56 Taylor - Debra Kahler

Lots A-D-E S/D of Lots 66-67 & 68 BLK 35, Original Town, City of Deadwood, Lawrence County, South Dakota
Mr. Nelson stated this is a request for a Conditional Use Permit from Debra Kahler for a two bed Bed and Breakfast located at 56 Taylor Avenue. This property is a triplex and the applicant lives in one unit. The neighborhood is zoned R-1

and she does have the required off street parking. There were a few comments from neighbors on congestion of parking but they didn't seem overly concerned.

It was moved by Mr. Martinisko and seconded by Mr. Rich to approve the Conditional Use Permit with the stipulations that the Bed and Breakfast must be owner occupied, proof of a state excise number shall be provided to the Planning and Zoning Office, proof that the Building Inspector has inspected the building and it meets all of the building codes, proper paperwork if filed with the City of Deadwood Finance office for BID taxes and proof of South Dakota Department of Health Lodging License must be provided to the Planning and Zoning Office. Aye - All. Motion Carried.

Items From Staff (no action taken)

- Mr. Nelson Jr. stated before the snow Cadillac Jacks progress was catching up. They are running water, power and storm sewer to the employee parking lot behind the new building. They are trying to get the employee parking lot and the ramp to the underground parking finished. Hopefully the next step is to get Williams Street back.
- Mr. Nelson Jr. had a copy of the Community Survey results for everyone. Another component to this is Mike Runge was awarded the CPAW, Community Planning Awareness for Wildfire, Award. This will become another section of the Comprehensive Plan.

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 5:26 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Meghan Wittmis, Planning & Zoning Office/Recording Secretary