

CITY OF DEADWOOD
PLANNING AND ZONING COMMISSION
Wednesday, November 15, 2017

The meeting of the Deadwood Planning and Zoning was called to order by Chairperson Tony Biesiot on Wednesday, November 15, 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 1, 2017 Minutes:

It was moved by Mr. Shedd and seconded by Mrs. Runge to approve the October 18, 2017 meeting minutes with the adjustment to remove the c from Shedd in the last paragraph. Aye - All. Motion carried.

Planning and Zoning Commission and Board of Adjustments:

Define Property Lines/Roadway Boundary/Encroachments/Utility Easements - City of Deadwood and Black Hills Housing LLC

Lot 1A of Meverden Addition, Formerly Lots 1 thru 7 of the Meverden Addition and Lots 1 thru 3 of Block G of Fargo's Addition and Block D of Weisflog Addition and a portion of Merverden Street; All located in M.S. 81 and M.S. 283, City of Deadwood, Lawrence County, South Dakota. This is all zoned R2 Multi Family; the lot size is conforming to the Zoning Code. The Utility Easement was necessary to connect to Meverdan and Fargo Street which then in turn connects to a parcel of land across from the Lower Main parking lot grated out during the construction of the Welcome Center. The owner of that property is putting together plans for housing but we need to insure Utility Easement is in place. There was a garage encroachment at 20 McKinley, Deadwood Housing has agreed to give them an easement for the encroachment.

It was moved by Mr. Shedd and seconded by Mr. Rich to approve the defined property lines/roadway boundary/encroachments/utility easements-City of Deadwood and Black Hills Housing LLC. Aye - All. Motion carried.

Request for Amendment to Zoning Map - 36 Water Street - Tim Conrad

Mr. Nelson Jr. stated this is a request for rezoning, an amendment to the Zoning Map. The petitioner is Tim Conrad. Legally described as Tract A, an 8' Platted Alley and a Portion of Lot R-1 of the City of Deadwood Railroad Property all Located in the Hillsdale Addition to the City of Deadwood, in the NW ¼ of Section 26, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota AND Tract B-1, McGovern Hill Addition of the City of Deadwood, Located in the NW1/4NW1/4 of Section 26 T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. The address is 36 Water Street currently zoned R1 residential the request is for C1 commercial. The request is basically for some light commercial out of the garage. Mr. Conrad stated he would like to have bike rentals to serve people on the Mickelson Trail. He would like to work with the City to extend the Trail to connect with his property and make it safer. Mr. Martinisko asked if there were any comments on the mailers and signs. Mr. Nelson Jr. said no there were no comments. Mr. Rich stated the only thing he would bring up is we say there isn't enough housing in Deadwood and this would eliminate housing. Mr. Nelson Jr. stated that Mr. Conrad still intends to use the house for housing; the business would be out of the garage. Mr. Conrad stated that the house is a historic building and the housing isn't going away.

It was moved by Mrs. Runge and seconded by Mr. Martinisko to approve the request for amendment to the Zoning Map from residential to commercial. Aye - All. Motion carried.

Items From Staff (no action taken)

- Mr. Nelson Jr. stated Cadillac Jacks is putting together their sign package to present at either the December 6th or the next meeting after that. It is a sign package for all of their properties, they will be updating all of their signs. Wall panels are being built off site and trucked in so you might not see progress but it is actually happening.

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 5:08 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Meghan Wittmis, Planning & Zoning Office/Recording Secretary