

CITY OF DEADWOOD
PLANNING AND ZONING COMMISSION
Wednesday, October 4, 2017

The meeting of the Deadwood Planning and Zoning was called to order by Vice Chairperson Brett Runge on Wednesday, October 4, 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: Jim Shedd, John Martinisko, Bill Rich and Brett Runge

Absent: Tony Biesiot

Board of Adjustments Present: No

Staff Present:

Bob Nelson, Jr., Bonny Anfinson and Meghan Wittmis

Approval of September 6, 2017 Minutes:

Mr. Shedd stated under the approval of minutes to change "Mr. Runge" to "Mrs. Runge". *It was moved by Mr. Martinisko and seconded by Mr. Shedd to approve the September 6, 2017 meeting minutes as corrected. Aye - All. Motion carried.*

Sign Review Commission:

250 Main Street - Mike Gustafson - Install New Free Standing Sign and New Wall Sign

Mr. Nelson Jr. stated the applicant is requesting permission to install a new free standing sign and new wall sign at 250 Main Street. The proposed signs are plastic and metal and will be internally illuminated. The upper two buildings on this property are going to be operated under a franchise agreement with Travel Lodge Inn and Suites Inc. The proposed new signs are to advertise the new franchise. The proposed sign locations are compliant with the sign ordinance. The proposed materials and illumination require a variance from the sign ordinance. Neither plastic nor internal illuminations are allowed in the National Landmark District. Mr. Rich asked how the free standing sign would be protected. Mr. Gustafson stated there would be pylons. Mr. Martinisko stated he prefers the signs meet the requirements of the Sign Ordinance so it does not impact the Landmark Status. There have been no special circumstances presented as a reason to grant a variance. Mr. Martinisko presented pictures of other Travel Lodge signs. There are some on this list that would fit better into Deadwood's guidelines. These are plastic signs and need to be more historic looking. Mr. Gustafson stated he doesn't understand when the Best Western was allowed to have an illuminated sign. The City should be focusing on the core district and the downtown area. This building is not in the core district. The downtown area is what is important. Mr. Nelson Jr. stated this building is in the Landmark District. Mr. Martinisko asked what would be a reason for not going with other sign options that would be more attractive. Mr. Gustafson stated an internally lit sign is more visible especially at night. Mrs. Runge asked if there could be more aesthetics instead of a pole with a sign on top. Mr. Nelson Jr. stated over the years he and Mr. Mohr have spoken with these franchises and they have been very accommodating and are willing to meet the Code. I have not spoken with Travel Lodge. Wells Fargo met the code. Best Western was a case where they would not. Mrs. Runge asked if the pole design is because of space or visibility. Mr. Gustafson stated it is in the parking lot and we have delivery trucks coming in there all of the time. Mr. Martinisko stated he sees no valid reason to grant the variance and to come back to the P & Z Commission with other sign options. We have ordinances to follow and that is how I will base my decision. *It was moved by Mr. Martinisko and seconded by Mr. Rich to deny the application as submitted for both signs. Aye - Mr. Martinisko. Nay - Mrs. Runge, Mr. Rich and Mr. Shedd. Motion does not carry.*

Mr. Rich moved and seconded by Mr. Shedd to continue the sign review to the next scheduled meeting. Aye - All. Motion carried.

Mr. Nelson Jr. stated a temporary banner has been approved for use until this issue is resolved.

Planning and Zoning Commission and Board of Adjustments:

No items on the agenda

Items From Staff (no action taken)

- Mr. Nelson Jr. stated cleanup on Whitewood Creek should be complete in about a week. New trees will be planted in the spring. Job Corp has adopted the creek from the trail head to Highway 385.
- Mr. Nelson Jr. stated Cadillac Jacks has been catching up on the time table for a May or June completion.
- Mr. Nelson Jr. stated the Comprehensive Plan surveys are available and stake holder meetings have been scheduled.

- Mr. Nelson Jr. stated three quarters of the vacation home rentals have complied with the city ordinance. I will have a meeting with the Chief of Police to formulate a plan. Citations could be issued to owners who are not complying. The fine is \$200 per day.
- Mr. Nelson Jr. stated there is discussion of a Housing Incentive Ordinance being presented to the City Commission.

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 5:27 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Bonny Anfinson, Planning & Zoning Office/Recording Secretary