

CITY OF DEADWOOD  
PLANNING AND ZONING COMMISSION  
Wednesday, July 5, 2017

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

**Board of Adjustments Present:** Charles Turbiville, Dave Ruth, and Charlie Struble

**Staff Present:**

Bob Nelson, Jr., Trent Mohr, and Jerity Krambeck

**Approval of June 21, 2017 Minutes:**

*It was moved by Mr. Shedd and seconded by Mr. Martinisko to approve the June 21, 2017 meeting minutes. Aye - All. Motion carried.*

**Sign Review Commission:**

**24 Cliff Street – Black Hills Title, Inc. – Install New Wall Sign**

Mr. Mohr stated the applicant is requesting permission to install a new wall sign. Mr. Mohr stated the applicant is leasing this space from the building owner and will be operating an office in the building. This sign is to advertise the business. The proposed sign and its location are compliant with the sign ordinance. *It was moved by Ms. Runge and seconded by Mr. Shedd to approve the installation of the new wall sign at 24 Cliff Street. Aye-All. Motion carried.*

**596 Main Street – Carol Tellinghusien (Pink Blossom, LLC) – Install New Projecting Sign**

Mr. Mohr stated the applicant is requesting permission to install a new projecting sign. The proposed sign and its location are compliant with the sign ordinance and requires no variance. *It was moved by Mr. Shedd and seconded by Ms. Runge to approve the new projecting sign at 629 Main Street. Aye-All. Motion carried.*

**158 Williams Street – Neighborhood Housing Services of the Black Hills – Replace Existing Free Standing Sign**

Mr. Mohr stated the applicant is requesting permission to replace the existing freestanding sign with a new freestanding sign behind and further up the slope from the existing location. The applicant is making a series of improvements to the grounds of the apartment building. The current sign is showing its age so a new sign is being proposed with it being located higher on the slope of the hill to make it more visible. The current sign is partially obscured by cars in the parking area in front of the sign. The proposed sign and its location are compliant with the sign ordinance. *It was moved by Mr. Shedd and seconded by Ms. Runge to approve the replacement of the existing freestanding sign for 795 Main Street. Aye-All. Motion carried.*

**Planning and Zoning Commission and Board of Adjustments:**

**Plat – Tract A7 Majestic Meadows – David Winter**

Tract A7 of Majestic Meadows, Being a Portion of Tract A of Majestic Estates Inside City Limits, Consisting of Tracts 1,2,3 and 4 of Carlisle-Miller Subdivision, Being Portions of the Splittail and Mathilda Placers of M.S. 920, Portions of the Deadwood and Delaware Placers of M.S. 685 and A Portion of the Dotson Placer of M.S. 1208; The remainder of the Thor and Sawdust Placer of M.S. 1208; The Pilot Knob Fraction, Cotton and Unruh Lodes of M.S. 1447; Lot 2 of the Remainder of the Columbia Placer of M.S. 1208 and Mineral Survey No. 788 Consisting of the Dale Placer; All located in the SW1/4 of Section 13, the SE1/4 and NE1/4 of Section 23, the NE1/4, NW1/4, SW1/4 and SE1/4 of Section 24 and the NE1/4 and NW1/4 of Section 25, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. *It was moved by Mr. Martinisko and seconded by Ms. Runge to recommend to the Board of Adjustments to approve the plat - Tract A7 of Majestic Meadows, Being a Portion of Tract A of Majestic Estates Inside City Limits, Consisting of Tracts 1,2,3 and 4 of Carlisle-Miller Subdivision, Being Portions of the Splittail and Mathilda Placers of M.S. 920, Portions of the Deadwood and Delaware Placers of M.S. 685 and A Portion of the Dotson Placer of M.S. 1208; The remainder of the Thor and Sawdust Placer of M.S. 1208; The Pilot Knob Fraction, Cotton and Unruh Lodes of M.S. 1447; Lot 2 of the Remainder of the Columbia Placer of M.S. 1208 and Mineral Survey No. 788 Consisting of the Dale Placer; All located in the SW1/4 of Section 13, the SE1/4 and NE1/4 of Section 23, the NE1/4, NW1/4, SW1/4 and SE1/4 of Section 24 and the NE1/4 and NW1/4 of Section 25, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. Aye - All. Motion carried.*

Chair Biesiot closed the Planning and Zoning meeting.

Mayor Turbiville opened the Board of Adjustments meeting.

Plat – Tract A7 Majestic Meadows – David Winter

Tract A7 of Majestic Meadows, Being a Portion of Tract A of Majestic Estates Inside City Limits, Consisting of Tracts 1,2,3 and 4 of Carlisle-Miller Subdivision, Being Portions of the Splittail and Mathilda Placers of M.S. 920, Portions of the Deadwood and Delaware Placers of M.S. 685 and A Portion of the Dotson Placer of M.S. 1208; The remainder of the Thor and Sawdust Placer of M.S. 1208; The Pilot Knob Fraction, Cotton and Unruh Lodes of M.S. 1447; Lot 2 of the Remainder of the Columbia Placer of M.S. 1208 and Mineral Survey No. 788 Consisting of the Dale Placer; All located in the SW1/4 of Section 13, the SE1/4 and NE1/4 of Section 23, the NE1/4, NW1/4, SW1/4 and SE1/4 of Section 24 and the NE1/4 and NW1/4 of Section 25, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. *It was moved by Mr. Ruth and seconded by Ms. Struble to approve the plat - Tract A7 of Majestic Meadows, Being a Portion of Tract A of Majestic Estates Inside City Limits, Consisting of Tracts 1,2,3 and 4 of Carlisle-Miller Subdivision, Being Portions of the Splittail and Mathilda Placers of M.S. 920, Portions of the Deadwood and Delaware Placers of M.S. 685 and A Portion of the Dotson Placer of M.S. 1208; The remainder of the Thor and Sawdust Placer of M.S. 1208; The Pilot Knob Fraction, Cotton and Unruh Lodes of M.S. 1447; Lot 2 of the Remainder of the Columbia Placer of M.S. 1208 and Mineral Survey No. 788 Consisting of the Dale Placer; All located in the SW1/4 of Section 13, the SE1/4 and NE1/4 of Section 23, the NE1/4, NW1/4, SW1/4 and SE1/4 of Section 24 and the NE1/4 and NW1/4 of Section 25, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. Aye - All. Motion carried.*

*It was moved by Mr. Ruth and Seconded by Ms. Struble to close the Board of Adjustments meeting.*

Chair Biesiot opened the Planning and Zoning meeting.

Items From Staff (no action taken)

- Mr. Nelson stated Whitewood Creek has not begun cleanup yet, but the bulkheads are installed and they will be starting soon. Mr. Nelson stated weed sprayers would be treating for noxious weeds this week.
- Mr. Mohr stated Cadillac Jacks has been pouring concrete. Mr. Mohr stated during excavation, an old mine shaft was discovered. Mr. Mohr stated the precast is 99% complete and they are hoping to be able to utilize the parking lot in the coming weeks.
- Mr. Nelson stated the second half of the box seating will be completed before the Days of 76 Rodeo starts and the Crow's Nest is being re-stained and re-chinked.

Adjournment:

*It was moved by Ms. Runge 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 5:16 p.m.

ATTEST:

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Chairman, Planning & Zoning Commission

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Secretary, Planning & Zoning Commission

*Jerity Krambeck, Planning & Zoning Office/Recording Secretary*