

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

The meeting of the Deadwood Planning and Zoning was called to order by Chairperson Tony Biesiot on Wednesday, February 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: Marie Farrier, Tony Biesiot, John Martinisko and Brett Runge

Absent: Jim Shedd

Board of Adjustments Present: None

Staff Present:

Bob Nelson Jr., Trent Mohr and Bonny Anfinson

Approval of January 4, 2017 Minutes:

Mr. Martinisko stated the minutes need to reflect a question that was asked during the variance discussion of the February 1, 2017 meeting and recommended amending the minutes adding "Would new construction be compliant with the ordinance? Mr. Nelson Jr. stated yes". *It was moved by Ms. Farrier and seconded by Mr. Martinisko to approve the February 1, 2017 meeting minutes as amended. Aye - All. Motion carried.*

Sign Review Commission:

681 Main Street - Hog Wild, LLC d.b.a. Deadwood Harley Davidson - Install New Projecting Sign

Mr. Mohr stated the applicant, Hog Wild, LLC is requesting permission to install a new projecting sign on the structure located at 681 Main Street. This sign was previously on the former location of Deadwood Harley Davidson across the street. The proposed sign application does not require a variance from the sign ordinance. *It was moved by Mrs. Runge and seconded by Mr. Martinisko to approve the projecting sign at 681 Main Street, Hog Wild, LLC. Aye - All. Motion carried.*

Planning and Zoning Commission

Rally Vending

Mr. Nelson, Jr. stated the vending permit is for a booth during the rally. The vendor has met the conditions of temporary vending within the city limits, the application was received before the deadline, payment has been received and the vending is to be outdoors. Staff recommends approval. *It was moved by Mrs. Runge and seconded by Mr. Martinisko to approve the temporary vendor license for Leather Headquarters.*

Planning and Zoning Commission and Board of Adjustments:

Request for Variance - Jim and Rhonda Van Den Eykel - 36 Water Street

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., Lawrence County, South Dakota.

Mr. Nelson, Jr. stated this is a variance request for property located at 36 Water Street. The owner is requesting a six foot variance from the front yard setback requirements of 20 feet. The property is currently zoned R1 - Residential District. The applicant intends on building a new residential structure and removing the existing garage, in addition the applicant intends on platting their property into two tracts to separate the two houses on two tracts of land. The proposed use is a use by right. The property to the north is zoned PU - Public Use District and is currently an outdoor recreation area known as Powerhouse Park. The land to the South is zoned PU - Public Use District and the current use is municipal parking. The land to the east is zoned C1 - Commercial District with a variety of commercial business. To the west is vacant land and residential dwellings on residentially zoned land. The property is located in a special flood hazard area and a floodplain development permit will be required. Mr. Nelson, Jr. did

receive legal opinion from City Attorney, Quentin Riggins. A copy was distributed to PZ Commission and will be filed with the packet. Mr. Martinisko stated if the project could be done without the variance there is no reason to approve the variance. Denying the variance would not prevent reasonable use of the land. Mr. Nelson Jr. stated by not allowing the variance it would not cause a hardship. The applicant could still build the house and garage but the garage would be smaller. *It was moved by Mr. Martinisko and seconded by Mrs. Runge to recommend to the Board of Adjustment to deny the Request for Variance - Jim and Rhonda Van Den Eykel - 36 Water Street - 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., Lawrence County, South Dakota. Aye - All. Motion carried.*

Items From Staff (no action taken)

- Mr. Mohr stated the Welcome Center is on track with meeting the completion deadline. Lots of activity going on in the inside and outside of the building with a completion date of May 1.
- Mr. Nelson stated the Whitewood Creek project is out for bid and will be awarded the third week of March. A grant application has been submitted and they have requested verifications on where the money will be allocated. They are meeting this week to determine an answer.
- Mr. Mohr stated the TIF work is proceeding on Cadillac Jacks. New waterline is being put in. The steel casing for the boring of the storm sewer is in place. The final design on the soil nail wall is done. Demolition and excavation for the foundation started this week. Mrs. Runge asked what is anticipated to be done this year. Mr. Mohr stated the parking garage area should be done before Rally and the hotel will have substantial completion around May 2018.
- Mr. Nelson Jr. stated the roof project on the grandstands was awarded.

Adjournment:

It was moved by Mrs. Runge and seconded by Ms. Farrier 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
Bonny Anfinson, Planning & Zoning Office/Recording Secretary

Secretary, Planning & Zoning Commission