

CITY OF DEADWOOD
PLANNING AND ZONING COMMISSION
Wednesday, February 1, 2017 – Revised 2/15/17

The meeting of the Deadwood Planning and Zoning was called to order by Chairperson Tony Biesiot on Wednesday, February 1, 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, Marie Farrier, Tony Biesiot, John Martinisko and Brett Runge

Absent: None

Board of Adjustments Present: None

Staff Present:

Bob Nelson Jr. and Jerity Krambeck

Approval of January 4, 2017 Minutes:

It was moved by Mr. Shedd and seconded by Mr. Martinisko to approve the January 4, 2017 meeting minutes. Aye – All. Motion carried.

Ali DeMersseman - Black Hills Council of Local Governments

Ms. DeMersseman with Black Hills Council of Local Governments discussed a potential regional comprehensive plan for Lead and Deadwood. Ms. DeMersseman stated it is currently at an investigative phase to see if there is an interest. Ms. DeMersseman stated in her research she found that both Lead and Deadwood utilize their current comprehensive plans and have accomplished several items and are continually working on these goals. Ms. DeMersseman stated the next phase will be stakeholder interviews. Ms. DeMersseman stated the last phase will provide a report to the Cities of Lead and Deadwood highlighting themes and provide next steps for public participation.

Sign Review Commission:

No sign applications were presented.

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. Martinisko addressed if there is a liability on the City if a variance is granted allowing a building to be put in six feet closer to the creek than what the ordinance calls for and erosion occurs in the future. Mr. Martinisko asked if new construction could be completed to meet current ordinance. Mr. Nelson Jr. stated he will get a legal opinion and stated there are other hurdles, such as the property is in a flood plain and MDU has a gas main that runs across the lot that services McGovern Hill and MDU is putting the burden of relocation on the property owner. Mr. Martinisko asked if the existing structure is outside of the ordinance and if it was grandfathered in before the new ordinance and any new construction would have to require a variance. Could new construction be done in a manner to make it compliant with the ordinance without denying reasonable use of the land? You could construct it and make it compliant? Mr. Nelson stated yes. *It was moved by Mrs. Runge and seconded by Mr. Shedd for continuation of 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. Nelson stated the Chamber portion is being completed and the main area is being stained, with

an anticipated completion of construction of May 1; the programming phase has an expected completion and opening date of Memorial Day.

- Mr. Nelson stated a grant application has been submitted for Whitewood Creek for \$182,000.00 to continue the cleanup and it should be announced by the end of the week if it was awarded. A project will be going out to bid for planting and rock moving by the Rodeo Grounds to make it kayak friendly and the next area to McKinley Street Bridge to the box culvert will have a complete cleanup.
- Mr. Nelson stated the storm sewer outfall is being completed at Cadillac Jacks which will be the drainage for the underground parking lot; they are putting new infrastructure in and have begun the retaining wall; the extent of the excavation is what you see today; there is an old road above it and it needs to be preserved and they are considering creating a trail to St. Ambrose and Stage Run.

Comments:

Mr. Alan Wright asked if he can have flashing signs. Mr. Nelson stated if it is on the inside of the glass it is allowed. Mr. Wright asked about the possible annexation near Shirt Tail Gulch and if any discussions have taken place. Mr. Nelson stated the discussion took place last summer and the City was not pursuing annexation, it was a land owner approaching the City. Mr. Wright stated multi-millions of dollars would be spent pursuing these properties, with little to no benefit to the City. Mr. Wright thanked the Commission.

Adjournment:

It was moved by Mr. Shedd 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 5:33 p.m.

ATTEST:

Chairman, Planning & Zoning Commission
Jerity Krambeck, Planning & Zoning Office/Recording Secretary

Secretary, Planning & Zoning Commission