

CITY OF DEADWOOD
PLANNING AND ZONING COMMISSION
Wednesday, December 7, 2016

The meeting of the Deadwood Planning and Zoning was called to order by Chairperson Jim Shedd on Wednesday, December 7, 2016, 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, Mel Allen and Brett Runge

Absent: Tony Biesiot

Board of Adjustments Present: Dave Ruth

Staff Present:

Bob Nelson Jr., Trent Mohr and Jerity Krambeck

Approval of November 2, 2016 Minutes:

It was moved by Ms. Farrier and seconded by Mr. Allen to approve the November 2, 2016 meeting minutes. Aye - All. Motion carried.

Sign Review Commission:

196 Cliff Street - Princeton Inc., Super 8 - Install New Entrance Signs

Mr. Mohr stated the applicant is requesting permission to install three new freestanding signs at the entrances to the parking lots. Although two of the proposed locations south of the hotel are currently in the highway right of way, there are plans to re-plate the property. Mr. Mohr stated he has spoken to the DOT and they are okay with the signs being placed before this happens. The applicant will have to coordinate with the DOT to ensure the signs do not encroach after the property lines are adjusted. Mr. Mohr stated the proposed signs and their locations are compliant with the sign ordinance.

It was moved by Mr. Allen and seconded by Mrs. Runge to approve the installation of new freestanding entrance signs at 196 Cliff Street. The sign will not encroach into the highway right of way. Aye - All. Motion carried.

79 Sherman Street - Justin Stephens, High Mountain Outfitters - Install New Signs

Mr. Mohr stated the applicant recently relocated from his business in Lead and the proposed signs are to advertise the business at this location. Mr. Mohr stated the proposed signs and their locations are compliant with the sign ordinance. Mr. Mohr stated the applicant is requesting permission to install two new wall signs and one new projecting sign.

It was moved by Mrs. Runge and seconded by Ms. Farrier to approve the sign permits for one projecting and two wall signs at 79 Sherman Street. Aye - All. Motion carried.

Planning and Zoning Commission and Board of Adjustments:

Neighborhood Housing Services of the Black Hills - Finding of Fact and Conclusions

Mr. Nelson discussed the Finding of Fact and Conclusions for the variance request for Calamity Lane, which was denied.

Tract H being a portion of Probate Lot 327, Lot 1 of Murray Subdivision of Probate Lot 327 and a portion of Lot 5 of Pecks Garden Subdivision and a portion of School Lot 16, all located in the City of Deadwood in the NW1/4 of Section 27, T5N, R3E, B.H.M, Lawrence County, South Dakota, according to Plat Document No. 99-2448 and affidavit of correction recorded as Document No. 2000-656; LESS & EXCEPT Peck's Garden Townhomes Subdivision Lots 1 thru 7 according to Plat Document No. 2004-6763 and Lots 14 thru 17 according Plat Document No. 2005-6936, and LESS & EXCEPT Tract A of SKY Subdivision formerly a portion of Tract H as shown in Plat Document No. 2014-3180 and LESS & EXCEPT Lot A of Tract H deeded to State of South Dakota for highway as recorded in Document NO. 2014-3176;

-and-

Tract A of SKY Subdivision formerly a portion of Tract H as shown in Plat Document No. 2014-3180, all located in the City of Deadwood

It was moved by Ms. Farrier and seconded by Mr. Allen to approve the Findings of Fact and Conclusions of the Variance Request for Calamity Lane for Neighborhood Housing and Services of the Black Hills. Aye – All. Motion carried.

Optima LLC -- 360 Main Street – Rezoning Analysis – Amendment to Zoning Map

Bradsky Tract Number 2 and Relocated Williams Street Right-of-Way; A Replat of the Bradsky Tract of M.S. 308, Lots 1A, 2A, 3 and 4 of Tract A of M.S. 81, A Portion of M.S. 308 Described with 50' on Main St, Lots A, B, C, D, E, F, 15, 16, 17, 18, 19, 20, 21, and 22 of Block 3 of the Fountain City Addition to the City of Deadwood, and the Relocated Williams Street Right-of-Way Located in the NW1/4 of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota

It was moved by Mrs. Runge and seconded by Mrs. Farrier to recommend to the City Commission the Rezoning Analysis - Amendment to Zoning Map for Bradsky Tract Number 2 and Relocated Williams Street Right-of-Way; A Replat of the Bradsky Tract of M.S. 308, Lots 1A, 2A, 3 and 4 of Tract A of M.S. 81, A Portion of M.S. 308 Described with 50' on Main St, Lots A, B, C, D, E, F, 15, 16, 17, 18, 19, 20, 21, and 22 of Block 3 of the Fountain City Addition to the City of Deadwood, and the Relocated Williams Street Right-of-Way Located in the NW1/4 of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. Aye – All. Motion carried.

Items From Staff (no action taken)

- Mr. Mohr stated the weather has shut down most of the exterior work at the Welcome Center and the interior of the building is currently being worked on and the office/meeting room area is where the majority of work is currently being completed.
- Mr. Nelson stated he is submitting a grant application for Whitewood Creek cleanup asking for \$182,500.00, which should take the cleanup to the box culverts and Railroad Street. The next phase will start at the south end and come into Deadwood Gulch.
- The final walkthrough of the restrooms at South Gateway is scheduled for Friday.
- Mr. Nelson stated 3 Shine Street retaining wall is complete, pending inspection; the concrete has been poured on the Williams Street retaining wall, but there is still work to be done.
- Cadillac Jacks had a pre-bid on the TIF portion on Monday; possibly beginning work mid-January 2017.

Adjournment:

It was moved by Ms. Farrier and seconded by Mrs. Runge 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 6:18 p.m.

ATTEST:

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

Secretary, Planning & Zoning Commission