

CITY OF DEADWOOD
PLANNING AND ZONING COMMISSION
Wednesday, March 2, 2016

JOINT MEETING

The Joint Meeting of the Deadwood Planning and Zoning Commission and Board of Adjustment was called to order by Chairperson Jim Shedd on Wednesday, March 2, 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, Brett Runge, and Toni Biesiot

Absent:

Board of Adjustments Present: Dave Ruth Jr., Gary Todd, and Chuck Turbiville

Staff Present:

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

Approval of January 20, 2016 Minutes:

It was moved by Mr. Biesiot and seconded by Mr. Allen to approve the January 20, 2016 meeting minutes. Aye - All. Motion carried.

Sign Review Commission:

29 Lee Street - Tom Koth

Mr. Mohr informed the Commission the applicant is proposing a new projecting sign (7 square feet). Mr. Mohr stated the applicant is leasing the property and intends to open a retail store at the location and it is new signage for the new store. Mr. Mohr stated the sign and its location is compliant with the sign ordinance and requires no variances. Ms. Farrier asked what kind of business it will be. Mr. Mohr stated women's apparel and accessories.

It was moved by Ms. Farrier and seconded by Mrs. Runge to approve the projecting sign at 638 Main Street as proposed. Aye - All. Motion carried.

Ms. Farrier amended the motion.

It was moved by Ms. Farrier and seconded by Mrs. Runge to approve the projecting sign at 29 Lee Street as proposed. Aye - Mr. Biesiot, Ms. Farrier, Mrs. Runge. Opposed - Mr. Allen. Motion carried.

531 Main Street - Donnie Patton - Tin Lizzies

Mr. Mohr informed the Commission the applicant is proposing (3) three new signs: Sign #1 Wall Sign (7 Square Feet), Sign #2 Projecting Sign (9 Square Feet), and Sign #3 Valance Sign (8 inches in height). The applicant is adding a Starbucks store, which the signage is for. Sign #2 and Sign #3 are compliance with the ordinance and require no variance. Sign #1 does require a variance in regards to the vertical dimensions of the signs as it is greater than the two-feet required in the ordinance. Mr. Mohr informed the Commission that the applicants are present if there are any questions.

It was moved by Mr. Allen and seconded by Mr. Biesiot to approve Sign # 1 Wall Sign at 531 Main Street as proposed and grant variance to the sign ordinance. Aye - All. Motion carried.

It was moved by Mr. Biesiot and seconded by Mrs. Runge to approve Sign #2 Projecting Sign and Sign #3 Valance Sign 531 Main Street as proposed. Aye - All. Motion carried.

Planning and Zoning Commission and Board of Adjustment:

Vacation of Section Line - Dunbar Tract A

Mr. Nelson, Jr. stated the proposed Vacation of Section Line on Dunbar Tract A was presented for review before the Lawrence County Planning and Zoning Commission and there were no concerns with the

proposed vacation. Mr. Nelson, Jr. stated the owner is trying to clear all encumbrances on the property to allow for development.

It was moved by Ms. Farrier and seconded by Mr. Allen to approve the vacation of the section line right of way located on Dunbar Tract A of Tatanka Subdivision, formerly known as the Dunbar Tract of Tatanka Subdivision, Tract 1 and Tract 4 of M.S. 848 and Tract 1 of M.S. 849, all located in the NW 1/4 of Section 13 and the NE 1/4 of Section 14, Township 5 North, Range 3 East Black Hills Meridian, City of Deadwood, Lawrence County, South Dakota. Aye – All. Motion carried.

Plat: Define Property Lines, Clear Up Roadway Boundary, Transfer Property

Mr. Nelson, Jr. stated this request will define property lines, clear up roadway boundary, and transfer property. Mr. Nelson, Jr. stated it is located of Dudley Street, near 8 Dudley Street. It is legally described at Lots 1A, 3A, and 4A of Block 3 of Howard's Addition to the City of Deadwood and a Dedication to Public Street Purposes; Formerly Lots 1 to 4 of Block 3, A Vacated Portion of First Street, A Vacated Portion of Second Street and A Portion of Spring Street (Formerly Midway Terrace); City of Deadwood, Lawrence County, South Dakota. Mr. Nelson, Jr. stated it is all R2 - multi-family residential, the lot sizes are conforming and it's outside of the floodway. Mr. Nelson, Jr. summarized that Lot 3A is owned by the City of Deadwood, Lot 1A is owned by Shannon Morris. Mr. Nelson, Jr. stated when the road was reconstructed in 2001, the road should have been moved off their real estate. Ms. Morris has some interest to acquire Lot 3A. Mr. Shedd asked about 4A. Mr. Nelson, Jr. stated it is City property and it is proposed to stay City property.

It was moved by Ms. Farrier and seconded by Mr. Allen to approve the plat Lots 1A, 3A, and 4A of Block 3 of Howard's Addition to the City of Deadwood and a Dedication to Public Street Purposes; Formerly Lots 1 to 4 of Block 3, A Vacated Portion of First Street, A Vacated Portion of Second Street and A Portion of Spring Street (Formerly Midway Terrace); City of Deadwood, Lawrence County, South Dakota. Aye – All. Motion carried.

Mr. Shedd closed the Planning and Zoning Meeting

Mr. Turbiville called the meeting to order of the Board of Adjustments

Vacation of Section Line - Dunbar Tract A

It was moved by Mr. Ruth and seconded by Mr. Todd to approve the vacation of the section line right of way located on Dunbar Tract A of Tatanka Subdivision, formerly known as the Dunbar Tract of Tatanka Subdivision, Tract 1 and Tract 4 of M.S. 848 and Tract 1 of M.S. 849, all located in the NW 1/4 of Section 13 and the NE 1/4 of Section 14, Township 5 North, Range 3 East Black Hills Meridian, City of Deadwood, Lawrence County, South Dakota. Aye – All. Motion carried.

Plat: Define Property Lines, Clear Up Roadway Boundary, Transfer Property

It was moved by Mr. Todd and seconded by Mr. Ruth to approve the plat Lots 1A, 3A, and 4A of Block 3 of Howard's Addition to the City of Deadwood and a Dedication to Public Street Purposes; Formerly Lots 1 to 4 of Block 3, A Vacated Portion of First Street, A Vacated Portion of Second Street and A Portion of Spring Street (Formerly Midway Terrace); City of Deadwood, Lawrence County, South Dakota. Aye – All. Motion carried.

It was moved by Mr. Todd and seconded by Mr. Ruth to adjourn the Board of Adjustments meeting. Aye – All. Motion carried.

Mr. Shedd called the Planning and Zoning Meeting back to order.

Items From Staff (no action taken)

- Lower Main Visitor Center – Mr. Nelson, Jr. stated the Welcome Center is moving along quickly and the retaining wall has 700 of 1000 feet completed. Mr. Nelson, Jr. stated there were some added expenses with buried debris issues, but the City is pursuing some deductions in other places. Mr. Mohr stated you could get a good view from Railroad Street of the retaining wall.
- Mr. Nelson, Jr. stated Powerhouse Park is out to bid.

- Mr. Nelson, Jr. stated Gateway Enhancements is out to bid.
- Mr. Nelson informed the Commission Tall Grass Landscape Architecture and Game Fish and Parks is going to collaborate with the City to come up with a plan to do rehabilitation on Whitewood Creek from 76 Drive to McKinley Street. Eventually there will be plans for Whitewood Creek and Deadwood Creek throughout Deadwood. This is to include plantings, fish habitats, and stabilization of the bank.
- The DOT started on Tuesday March 1, 2016. There is a lot more asphalt than was expected. There have been some major traffic delays. Mr. Nelson, Jr. gave a brief update on upcoming construction plans.
- Mr. Nelson, Jr. stated the baseball fields are being upgraded and the Commission gave \$45,000 to the concession stand and the field with anticipation completion before the season starts.
- Mr. Nelson, Jr. discussed the installation of the Wayfinding Signs going up in town and stated suggestions are being brought to Staff attention.
- Mr. Nelson, Jr. discussed CodeRED Emergency Notification.

Adjournment:

It was moved by Ms. Farrier and seconded by Mr. Allen 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 5:24 p.m.

ATTEST:

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

Secretary, Planning & Zoning Commission