

**CITY OF DEADWOOD**  
**PLANNING AND ZONING COMMISSION**  
**Wednesday, August 19, 2015**

**Planning and Zoning Commission Present**: Jim Shedd, Marie Farrier, Tony Biesiot, Mel Allen and Sheree Green.

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

**Staff Present:**

Trent Mohr and Bonny Fitch

A quorum present Chair Shedd called the Planning and Zoning Commission meeting to order Wednesday, August 19, 2015 at 5:00 p.m. in Deadwood City Hall at 102 Sherman Street, Deadwood, SD.

**Approval of August 5, 2015 Minutes:**

*It was moved by Mr. Biesiot and seconded by Ms. Farrier to approve the August 5, 2015 meeting minutes. Aye – All. Motion carried.*

**Sign Review Commission:**

**Carol Tellinghuisen – 647 Main – Miss Kitty’s Pour House**

Mr. Mohr informed the Commission that Carol Tellinghuisen wishes to install a new hanging sign to advertise a recently opened business at this location. The sign is vinyl wrapped metal attached to the awning frame with a chain. The sign request is compliant with the sign ordinance and requires no variances. *It was moved by Mr. Biesiot and seconded by Mr. Allen to approve the sign permit application to install a hanging sign at 647 Main. Aye – All. Motion carried.*

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

**Dunbar Inc. – Water Tower Road – Deadwood Hill**

Mr. Mohr stated Tract B of the Dunbar Subdivision of the City of Deadwood, being a part of Government Lots 11, 14, and 15, excepting there from Highway Right-of-Way, Lots H2 and H3 of Government Lot 11; all located in the NE1/4 and SE1/4 of Section 14, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. The Final Plat for Tract B of the Dunbar Subdivision has been submitted for transfer purposes. The property is located on Water Tower Road near the Lodge at Deadwood property on Deadwood Hill. The subject property is currently unoccupied, with that said there are various easements, right-of-ways, and a lease tied to the property involved in this plat. The lot meets the area and bulk requirements for square footage. *It was moved by Ms. Green and seconded by Ms. Farrier to approve the Plat of Tract B of the Dunbar Subdivision, City of Deadwood. Aye – All. Motion carried.*

**City of Deadwood – Rear of Block on Main Street**

Mr. Mohr stated Lot 23A, Block 16, O.T. Deadwood; formerly the Tract in the rear of Lot 23, Block 16, located between Lot 23 and the Bulkhead of Highway 85 and Red Creek, also known as Whitewood Creek, of Equal Width of Lot 23, all in the City of Deadwood, Lawrence County, South Dakota. The Final Plat of Lot 23A has been submitted to define property boundaries and identify the location of City owned property. The property is located between Highway 85 and rear of 643 Main Street. The property involved in this plat is zoned C1 – Commercial and there are no size requirements in the City of Deadwood code of ordinances area and bulk requirements for this district. This plat will establish clean property boundaries and legal description for the property. Mr. Allen questioned if this goes to the bulk head and is there going to be an easement behind the buildings so landowners couldn’t construct a building and block access to other owners. Frank with Arleth Surveying believes this would be a prescriptive easement. Ms. Green

stated they have done prescriptive easements for years. *It was moved by Ms. Green and seconded by Ms. Farrier to approve the Plat Lot 23A, Block 16, O.T. Deadwood, City of Deadwood. Aye – All. Motion carried.*

**Mr. Shedd closed the Planning and Zoning Meeting**

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

**Dunbar Inc. – Water Tower Road – Deadwood Hill**

Mr. Turbiville stated Tract B of the Dunbar Subdivision of the City of Deadwood, being a part of Government Lots 11, 14, and 15, excepting there from Highway Right-of-Way, Lots H2 and H3 of Government Lot 11; all located in the NE1/4 and SE1/4 of Section 14, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. *It was moved by Mr. Ruth and seconded by Mr. Todd to approve the Plat for Tract B of the Dunbar Subdivision of the City of Deadwood. Aye – All. Motion carried.*

**City of Deadwood – Rear of Block on Main Street**

Mr. Turbiville stated Lot 23A, Block 16, O.T. Deadwood; formerly the Tract in the rear of Lot 23, Block 16, located between Lot 23 and the Bulkhead of Highway 85 and Red Creek, also known as Whitewood Creek, of Equal Width of Lot 23, all in the City of Deadwood, Lawrence County, South Dakota. Mr. Todd asked if the City owns any other property in this area. Mr. Mohr stated he did not know. Frank with Arleth Surveying stated he did not know if the City did. *It was moved by Mr. Ruth and seconded by Mr. Todd to approve the Plat for Lot 23A, Block 16, O.T. Deadwood. 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)

- Highway 85 Reconstruction Update – Mr. Mohr stated there are conflicts with utility work and storm sewer in front of Cedarwood Inn. They may have to move sewer to other side of Charles Street. Construction will continue during Kool Deadwood Nights. Mr. Turbiville stated there is information going into the registrant's packets regarding the construction and road access.
- Mickelson Trail Boardwalk – Mr. Mohr stated the work is progressing. The deck is completely done and work is being done on the railing.

**Adjournment:**

*It was moved by Ms. Farrier and seconded by Ms. Green 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:

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Jim Shedd  
Chairman, Planning & Zoning Commission  
*Bonny Fitch, Planning & Zoning Office/Recording Secretary*

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Sheree Green  
Secretary, Planning & Zoning Commission