



DEADWOOD PLANNING AND ZONING COMMISSION

Wednesday, April 1, 2020 – 5:00 p.m.

City Hall, 102 Sherman Street, Deadwood, SD

AGENDA

1. Call Meeting to Order
2. Approval of March 18, 2020 Minutes
3. Sign Review Commission
Charles Tillman – 560 Main Street – Modify Existing Freestanding Sign – Continued from March 18, 2020

Action Required:

- a. Approval/Denial by Sign Review Commission

4. Planning and Zoning Commission and Board of Adjustments
Transfer Property/Consolidating Parcels/Adjusting Property Lines – Jeff Snedeker – Stewart/Terrace Neighborhood
Plat of Lots 1A, 1B, 1C and Dedicated Public Right of Way of Highland Addition to the City of Deadwood, Lawrence County, South Dakota Formerly a Portion of Tracts 1 and 2 of Highland Addition, Portions of Probate Lots 8, 168, 298 and Vacated Terrace Street Located in the NW1/4 of Section 26, T5N, R3E, B.H.M.

Action Required:

- a. Approval/Denial by Planning and Zoning Commission
- b. Approval/Denial by Board of Adjustments

5. Items from Staff
6. Adjourn

This will be a Public Meeting conducted through an online meeting program called Zoom. To participate, please email hpadmin@cityofdeadwood.com or jeramyr@cityofdeadwood.com to receive instructions on how to attend the P&Z Commission web/online meeting. Please make sure your device microphone is muted during the meeting.

Please be considerate of others and if you no longer have business activities during the meeting do not feel obligated to remain.

CITY OF DEADWOOD
PLANNING AND ZONING COMMISSION
Wednesday, March 18, 2020

The meeting of the Deadwood Planning and Zoning Commission was called to order by Chairperson John Martinisko on Wednesday, March 18, 2020 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: John Martinisko, Bill Rich, Jeff Lawler, Brett Runge and Josh Keehn

Absent:

Board of Adjustments Present: Charlie Struble

Staff Present:

Jeramy Russell, Trent Mohr and Bonny Anfinson

Approval of March 4, 2020 Minutes:

It was moved by Mr. Keehn and seconded by Mrs. Runge to approve the March 4, 2020 meeting minutes. Aye - All. Motion carried.

Sign Review Commission:

Todd Weber - 623 Main Street - Install New Wall Sign

Mr. Mohr stated the applicant has built a permanent structure at this site to operate a retail business. This sign is to advertise the business. The letters will not be directly painted on the building as shown in the rendering. They will be painted on wood and then will be attached to the building. The proposed sign and location are compliant with the sign ordinance. This sign does not require a variance. *It was moved by Mr. Rich and seconded by Mr. Keehn to approve the installation of a new wall sign at 623 Main Street. Aye - All. Motion carried.*

Charles Tillman - 560 Main Street - Modify Existing Wall Sign

Mr. Mohr stated the building has been leased and the operator of the new business wishes to change the existing signage to reflect the new business name. The modification of the sign is only the lettering. The proposed modification of this sign requires no variances. *It was moved by Mr. Lawler and seconded by Mrs. Runge to approve the installation of new window sign at 470 Main Street. Aye - All. Motion carried.*

Charles Tillman - 558 Main Street - Modify Existing Freestanding Sign

Mr. Mohr stated the building has been leased and the operator of the new business wishes to change the existing signage to reflect the new business name. The sign will incorporate flames coming from the dragon's mouth. Before this feature is added a permit from the Building Inspector will be required. The existing sign was granted variances for exceeding 10 square feet in size and for the bottom of the sign being lower than twelve feet above grade when first granted a permit on November of 2019. The proposed changes to this sign would require a new variance for square footage as it will increase in size. The bottom of the proposed sign will be higher by approximately one foot, but still lower than twelve feet above grade. Since the sign was installed there have been no incidents because of its lower height. The Planning Commission voiced concerns over the increased size of the sign, the open flame component and historic congruity. They directed staff to seek opinion from the City Safety Coordinator and the Historic Preservation Commission. *It was moved by Mrs. Runge and seconded by Mr. Lawler to continue this item to the next scheduled Planning and Zoning Commission meeting. Vote is as follows: Runge- Yes, Lawler - Yes, Keehn - Yes, Martinisko - Yes, Rich - No. Motion Carried.*

Items From Staff (no action taken)

- Mr. Russell stated he has been consumed this week with coronavirus issues regarding the City.

Adjournment:

It was moved by Mrs. Runge and seconded by Mr. Keehn 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 5:26 p.m.

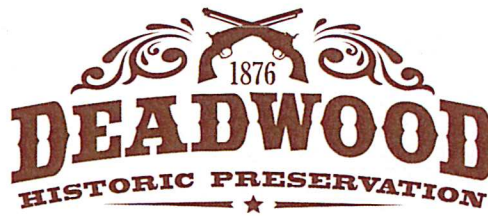
ATTEST:

Chairman, Planning & Zoning Commission

Bonny Anfinson, Planning & Zoning Office/Recording Secretary

Secretary, Planning & Zoning Commission

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



Kevin Kuchenbecker
Historic Preservation Officer
Telephone (605) 578-2082
kevin@cityofdeadwood.com

MEMORANDUM

Date: March 26, 2020
To: Deadwood Planning and Zoning Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Charles Tillman – 560 Main – Opinion on Sign

At the request of the Planning & Zoning Commission, the Deadwood Historic Preservation Commission reviewed the proposed sign at the parking lot of 558 Main Street at their regular meeting on March 25, 2020.

After review and discussion the Historic Preservation Commission does not feel the use of the dragons as part of the sign package would be adverse to the historic districts in which it is located. In fact, while historically their use is unknown, the commission's opinion is it does bring attention to the Chinese occupation of this area of Deadwood known as Chinatown.

While recognizing it is not in their authority, the Historic Preservation Commission is not keen on the use of the open flames incorporated into the signs design as it is not congruent with other signs in the historic districts and would be concerned about the precedent it may set for use on future signs.

On behalf of the Historic Preservation Commission, we would like to thank you for seeking our input as we all continue to protect, promote and preserve Deadwood's National Historic Landmark.



STAFF REPORT
PLANNING AND ZONING AND BOARD OF ADJUSTMENT
APRIL 1, 2020

APPLICANT: Jeff Snedeker

PURPOSE: To Transfer the Property, Consolidating Parcels and Adjusting Property Lines

GENERAL LOCATION: Stewart/Terrace Neighborhood

LEGAL DESCRIPTION: Plat of Lots 1A, 1B, 1C and Dedicated Public Right of Way of Highland Addition to the City of Deadwood, Lawrence County, South Dakota Formerly a Portion of Tracts 1 and 2 of Highland Addition, Portions of Probate Lots 8, 168, 298 and Vacated Terrace Street Located in the NW1/4 of Section 26, T5N, R3E, B.H.M.

FILE STATUS: All legal obligations have been completed.

ZONE: R1 – Residential District

STAFF FINDINGS:

Surrounding Zoning:

North: R1 – Residential District
South: R1 - Residential District
East: R1 – Residential District
West: R1 – Residential District

Surrounding Land Uses

Residential Dwellings
Vacant Lands
Residential Dwellings
Residential Dwellings

SUMMARY OF REQUEST

The Final Plat for Lot 1A, 1B and 1C and Dedicated Public Right of way of the Highland Addition to the City of Deadwood has been submitted to facilitate the transfer of the property, consolidating parcels and adjusting property lines.

The property is located on Terrace Street, East of Stewart Street.

FACTUAL INFORMATION

1. The property are currently zoned R1 – Residential District.
2. Lot 1A is comprised of 0.350 Acres \pm
Lot 1B is comprised of 0.105 Acres \pm
Lot 1C is comprised of 0.293 Acres \pm
3. The subject property is located within a low density residential designation.
4. Lots 1A, 1B and 1C are not located within a flood zone or flood hazard zone.
5. Public facilities are available to serve the property.
6. The area is currently characterized by open space and a few homes

STAFF DISCUSSION

Mr. Snedeker approached the City of Deadwood's Planning and Zoning Administrator a few months back requesting an adjustment of the property lines located in Lot 1B. After investigating his request, it was determined that working together on this project is in the best interest of both parties. This final plat shows our efforts.

Lot 1A: We adjusted the property lines allowing for a possible drive way to a new home. The City of Deadwood also gained .017 acres of ROW at Stewart Street and Terrace Street. The new property line will follow the curb around the corner instead of extending halfway into Terrace Street.

Lot 1B: Would now be considered at Non-Conforming Lot by our current City Ordinance due to the square footage of 4573.8 feet. A variance would be required and this lot currently has a residential home on it. The landowner currently has a legal non-conforming lot that will increase in square footage and become closer to compliance.

1C: This will be a consolidation of four parcels and taking in a portion of previously vacated Terrace Street while making a slight adjustment to their North Boundary line. This parcel is compliant with the Zoning Code.

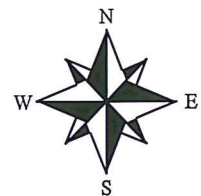
1. The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
2. Land is identified with a new legal description for the transfer of the land.
3. Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
4. A date is shown on the plat and serves to "fix in time" the data represented on the plat.
5. The street bounding the lot is shown and named.
6. All certifications are indicated and correct on the plat.
7. Dimensions, angles and bearings are shown along the lot lines.
8. Scale of the plat is shown and accompanied with a bar scale.


ACTION REQUIRED FOR CONDITIONAL USE PERMIT:

1. Approval/Denial of Plat with Variance of 426.2 feet on Lot B. Deadwood Planning and Zoning Commission
2. Approval/Denial by Deadwood Board of Adjustment

EXHIBIT A
SHOWING A PORTION OF VACATED TERRACE STREET ADJACENT TO
TRACT 2, LOTS 1, 2 & 3 AND IN A PORTION OF PROBATE LOT 168,
HIGHLAND ADDITION AND A PORTION OF LOT 5 OF HIGHLAND ADDITION
TO THE CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

LINE	BEARING	DISTANCE
L1	S 38° 06' 22" E	29.39'
L2	N 55° 11' 02" W	38.64'
L3	N 21° 20' 00" E	6.00'
L4	N 54° 58' 00" W	50.00'
L5	S 21° 20' 00" W	6.00'
L6	N 53° 14' 06" W	56.00'
L7	N 00° 09' 52" E	16.56'
L8	N 49° 46' 10" E	29.18'



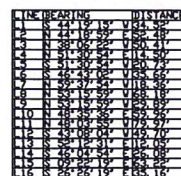
 PORTION OF VACATED
TERRACE STREET
CONTAINING 2836 SQ. FT.



Prepared By:
PONDEROSA LAND SURVEYS, L.L.C.
 332A WEST MAIN ST.
 LEAD, SD 57754
 (605) 722-3840

Date:	3/12/2020
Drawn By:	L. D. Vrem
Project No.:	20-35
Dwg. No.:	20-35.dwg

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	46.35'	36.06'	173° 39' 05"	43.23'	N 83° 32' 34" E



<i>Date:</i>	3/12/2020
<i>Drawn By:</i>	L. D. Vrem
<i>Project No.:</i>	20-35
<i>Dwg. No.:</i>	20-35.dwg