

DEADWOOD PLANNING AND ZONING COMMISSION

Wednesday, March 18, 2020 – 5:00 p.m.

City Hall, 102 Sherman Street, Deadwood, SD

AGENDA

1. Call Meeting to Order
2. Approval of March 4, 2020 Minutes
3. Sign Review Commission
 - Todd Weber – 623 Main Street – Install New Wall Sign**
 - Action Required:
 - a. Approval/Denial by Sign Review Commission
 - Charles Tillman – 560 Main Street – Modify Existing Wall Sign**
 - Action Required:
 - a. Approval/Denial by Sign Review Commission
 - Charles Tillman – 560 Main Street – Modify Existing Freestanding Sign**
 - Action Required:
 - b. Approval/Denial by Sign Review Commission
4. Items from Staff
5. Adjourn

CITY OF DEADWOOD
PLANNING AND ZONING COMMISSION
Wednesday, March 4, 2020

The meeting of the Deadwood Planning and Zoning Commission was called to order by Chairperson John Martinisko on Wednesday, March 4, 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, Jeff Lawler, Brett Runge and Josh Keehn

Absent: Bill Rich

Board of Adjustments Present: David Ruth, Jr., Charlie Struble and Sharon Martinisko

Staff Present:

Jeramy Russell, Trent Mohr and Cindy Schneringer

Approval of February 19, 2020 Minutes:

It was moved by Mr. Lawler and seconded by Mr. Keehn to approve the February 19, 2020 meeting minutes. Aye – All. Motion carried.

Sign Review Commission:

Mike Gustafson (Travelodge) – 250 Main Street – Replace Travelodge Signs

Mr. Mohr stated the applicant is requesting permission to replace two refaced signs – one freestanding and one wall – as logo has changed. Originally approved in 2017 and required variances for using plastic and internal illumination. Latest ordinance removes prohibition on plastic in this area of town. Have received no negative comments on signs being illuminated. The 2017 variance for internal illumination will continue. *It was moved by Ms. Runge and seconded by Mr. Keehn to approve the replacement of Travelodge signs at 250 Main Street. Aye – All. Motion carried.*

Rachetto Law Office – 470 Main Street – Install New Window Sign

Mr. Mohr stated the applicant moved his business to the current location and placed a sign in the window very similar to the one at previous location. Permit is for this sign. The sign and its location are in compliance and require no variances. *It was moved by Mr. Lawler and seconded by Ms. Runge to approve the installation of new window sign at 470 Main Street. Aye – All. Motion carried.*

Planning and Zoning Commission:

Revised Memorandum of Agreement – Second Stage LLC – Roadways

Mr. Russell stated this Memorandum of Agreement is between the City of Deadwood and Second Stage LLC to approve two public roads and how they would be managed. *It was approved by Ms. Runge and seconded by Mr. Keehn to approve the Memorandum of Agreement between the City of Deadwood and Second Stage LLC. Aye – all. Motion carried.*

It was moved by Mr. Keehn and seconded by Mr. Lawler to adjourn the Planning and Zoning Commission meeting. Aye – All. Motion carried.

Board of Adjustments:

Mayor Ruth, Jr. called the meeting of the Board of Adjustments to order.

Revised Memorandum of Agreement – Second Stage LLC – Roadways

It was moved by Ms. Martinisko and seconded by Ms. Struble to approve the Revised Memorandum of Agreement between the City of Deadwood and Second Stage LLC. Aye – All. Motion carried.

It was motioned by Ms. Martinisko and seconded by Ms. Struble to adjourn the Board of Adjustment meeting. Aye – All. Motion carried.

Items From Staff (no action taken)

- Mr. Russell provided information on a proposal received from Lodging Revs to assist with managing vacation rentals.

Adjournment:

It was moved by Ms. 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

Secretary, Planning & Zoning Commission

Cindy Schneringer, Planning & Zoning Office/Recording Secretary

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SIGN PERMIT STAFF REPORT

Sign Review Commission
March 18, 2020

Applicant: Todd Weber

Address: 562 Williams Street, Deadwood, SD 57732

Site Address of Proposed Signage: 623 Main Street (Celebrity Hotel parking lot)

Computation of Sign Area

Building Frontage: 19 Feet

Total Available Signage: 38 Square Feet

Existing Signage: none

Remaining Available Signage Area: 38 Square Feet

Proposed Sign Project: Install new wall sign (32 Square Feet).

Proposed Building Materials: Painted wood. (see attached rendering).

Proposed Lighting of the Signs: None.

Location of Proposed Sign: Above the awning on the front of the building. (see attached photograph)

Discussion

The sign permit application in review is proposed at a location inside the locally-designated historic district which is regulated by chapter 15.32.300 of the sign ordinance. The current signage at the subject property is compliant with the sign ordinance. The sign proposed in the current application is regulated by 15.32.090 of the Sign Ordinance, reference below.

- A. *Before any sign can be erected or altered in any way, a valid permit must be issued. Any further alteration of the sign shall require an amendment of the existing permit or the issuance of a new permit. Such changes, as well as original permits, shall be issued pursuant to review by the sign review commission. It is unlawful to display, construct, erect, locate or alter any sign without first obtaining a sign permit for such sign.*

The applicant has built a permanent structure at this site to operate a retail business. This sign is to advertise that business. Please note that the letters will not be directly painted on the building as shown in the rendering. They will be painted on wood and then that will be attached to the building.

The proposed sign and its location are compliant with the sign ordinance.

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Variances

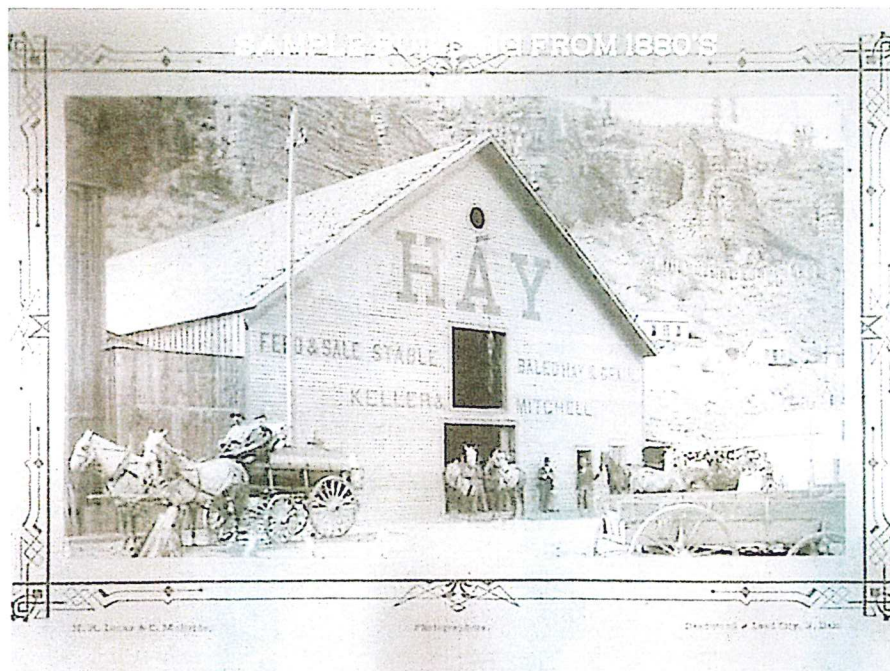
The sign permit application in review as proposed requires no variances from the sign ordinance. Signage variances may be obtained if the sign review commission is able to find *"special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, distance or other matters on adjacent lots or within the adjacent public right-of-way that would substantially restrict the effectiveness of the sign in question and such special circumstances or conditions are peculiar to the business or enterprise to which the applicant desires to draw attention and do not apply generally to all businesses or enterprises in the area."* However, it is the responsibility of the applicant to provide adequate evidence of such special circumstances or conditions.

Sign Review Commission Action

Motion to approve permit for new wall sign at 623 Main Street

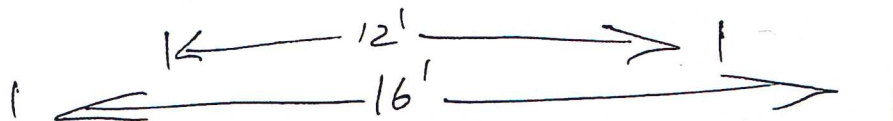
OR

Motion to deny proposed sign permit application as submitted.



FONT = BOU WESTERN

COLOR= WHITE WITH BLACK DROP SHADOW



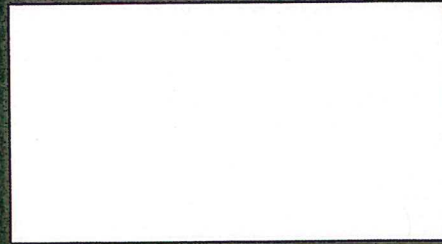
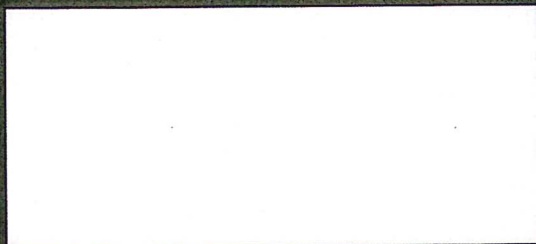
THE LUCKY HORSE CO.
STAGE STOP & LIVERY

WORTHINGTONS

WORTHINGTONS

WORTHINGTONS

WORTHINGTONS

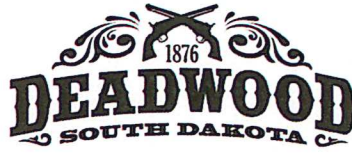


Colgate
24"
12"
Handwritten signature



sign goes here

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SIGN PERMIT STAFF REPORT

Sign Review Commission
March 18, 2018

Applicant: Charles Tillman

Address: 155 Sherman Street, Deadwood, SD 57732

Site Address of Proposed Signage: 560 Main Street (Deadwood Gulch Saloon)

Computation of Sign Area

Street Frontage: 137 Feet

Total Available Signage: 274 Square Feet

Existing Signage: All existing signs to be removed or modified.

Remaining Available Signage Area: 274 Square Feet

Proposed Sign Project: Modify existing wall sign on parking lot side of the building (28.7 Square Feet).

Proposed Building Materials: Wood and Metal (see attached description of modification).

Proposed Lighting of the Signs: Externally Illuminated.

Location of Proposed Sign: Sign would remain in its current location.

Discussion

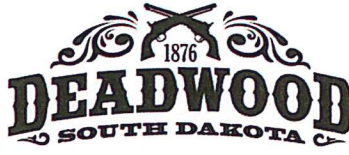
The sign permit application in review is proposed at a location inside the locally-designated historic district which is regulated by chapter 15.32.300 of the sign ordinance. The current signage at the subject property is compliant with the sign ordinance. The sign proposed in the current application is regulated by 15.32.090 of the Sign Ordinance, reference below.

- A. *Before any sign can be erected or altered in any way, a valid permit must be issued. Any further alteration of the sign shall require an amendment of the existing permit or the issuance of a new permit. Such changes, as well as original permits, shall be issued pursuant to review by the sign review commission. It is unlawful to display, construct, erect, locate or alter any sign without first obtaining a sign permit for such sign.*

The building at this location 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 this sign is only the lettering.

The proposed modification of this sign requires no variances.

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Variances

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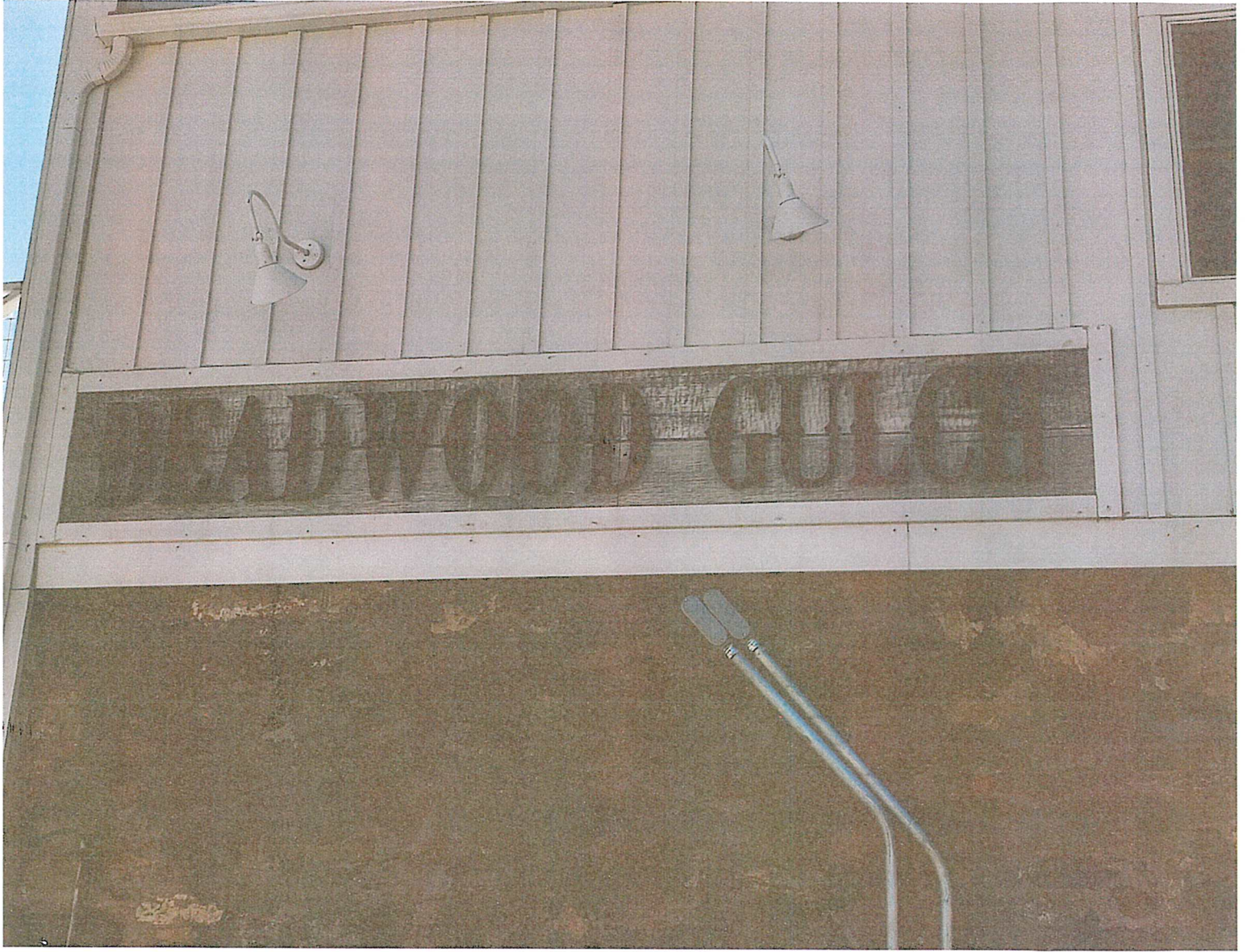
Sign Review Commission Action

Motion to approve permit for proposed changes to the wall sign at 560 Main Street

OR

Motion to deny proposed sign permit application as submitted.

We would like to remove the letters on the existing Deadwood Gulch sign attached to the side of the building at 560 Main Street and replace them with Mr. Wu's. The letters will be the same size font and color.





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SIGN PERMIT STAFF REPORT

Sign Review Commission
March 18, 2018

Applicant: Charles Tillman

Address: 155 Sherman Street, Deadwood, SD 57732

Site Address of Proposed Signage: 558 Main Street (Deadwood Gulch Saloon parking lot)

Computation of Sign Area

Street Frontage: 102 Feet

Total Available Signage: 204 Square Feet

Existing Signage: One Freestanding (25 Square Feet)

Remaining Available Signage Area: 179 Square Feet

Proposed Sign Project: Modify existing freestanding sign to new business name and add dragon silhouettes. New proposed size of the sign is 42.5 Square Feet.

Proposed Building Materials: Wood and Metal. (see attached rendering).

Proposed Lighting of the Signs: None.

Location of Proposed Sign: Sign would remain in its current location.

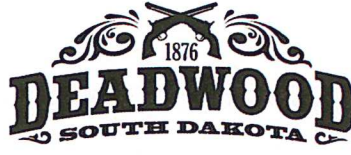
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The building at 560 Main Street has been leased and the operator of the new business wishes to change the existing signage to reflect the new business name. This sign will also incorporate flames coming from the dragons' mouth. Before that feature 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 12 feet above grade when first granted a permit in 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 1 foot, but still lower than 12 feet above grade. Since the sign was installed there

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have been no incidents because of its lower height. Please see the attached e-mail for the variance request.

Variances

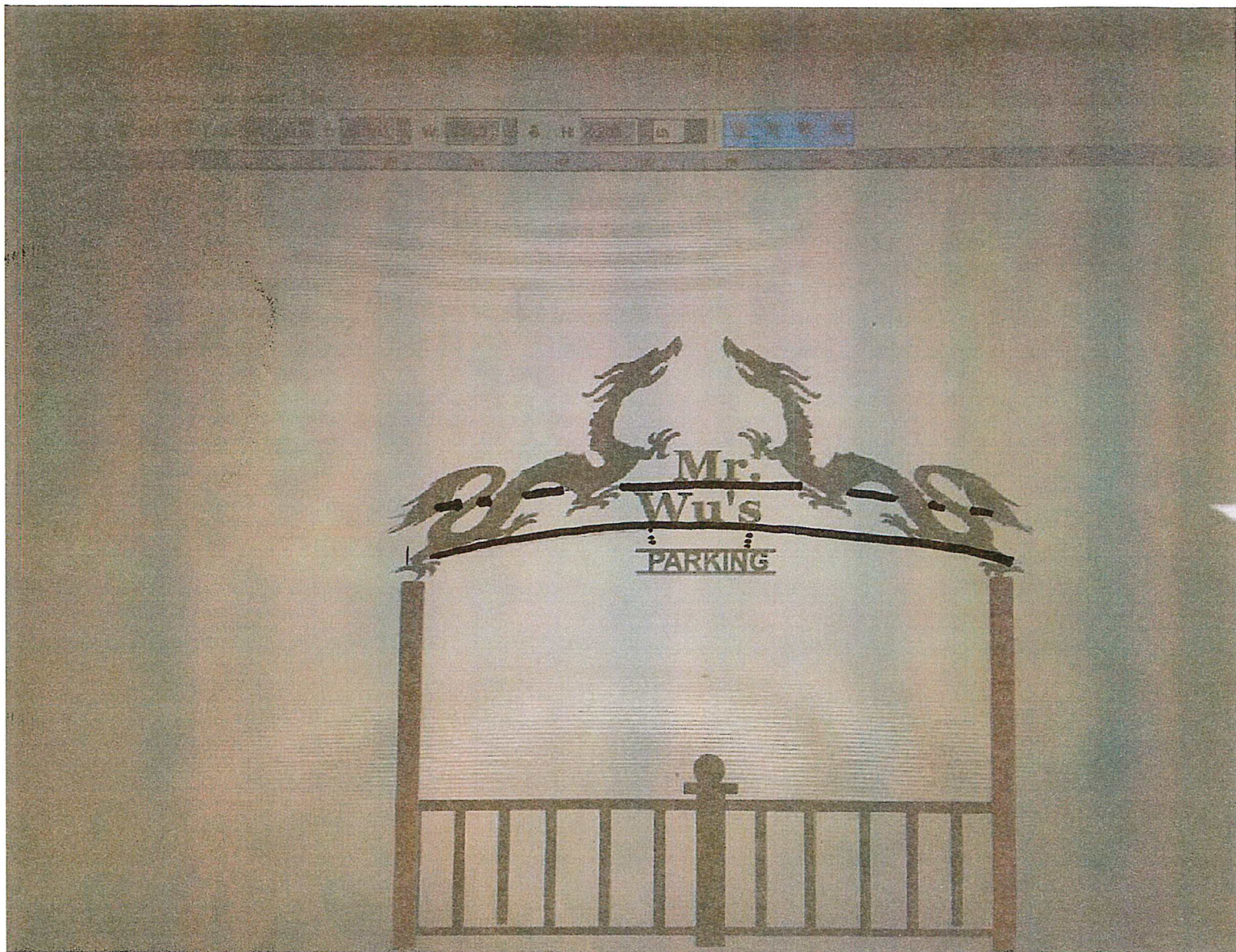
The sign permit application in review as proposed requires variances from the sign ordinance. Signage variances may be obtained if the sign review commission is able to find *"special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, distance or other matters on adjacent lots or within the adjacent public right-of-way that would substantially restrict the effectiveness of the sign in question and such special circumstances or conditions are peculiar to the business or enterprise to which the applicant desires to draw attention and do not apply generally to all businesses or enterprises in the area."* However, it is the responsibility of the applicant to provide adequate evidence of such special circumstances or conditions.

Sign Review Commission Action

Motion to approve permit for proposed changes to the freestanding sign at 558 Main Street

OR

Motion to deny proposed sign permit application as submitted.



Trent Mohr

From: K K <kirrkokinos@gmail.com>
Sent: Wednesday, March 4, 2020 4:19 PM
To: Trent Mohr
Subject: Request for variance

Deadwood Sign Commission,

Acesful (DBA Mr. Wu's) would like to request a variance for 42.5 sf of signage. The "Mr. Wu's" Sign incorporates two Chinese dragons bring back a historic part of the property. We are working a gas timer system for 3' to 4' flames for the mouths of the Dragons and will apply for building permit.

Using a maximum of 6 tangent lines the total area equals 42.5 sf.

Thank for you consideration.

If questions please contact Kirk Kokinos 641-0123 or kirrkokinos@gmail.com