

**DEADWOOD PLANNING AND ZONING COMMISSION**

**Wednesday, January 15, 2020 – 5:00 p.m.**

**City Hall, 102 Sherman Street, Deadwood, SD**

**AGENDA**

1. Call Meeting to Order
2. Approval of December 18, 2019 Minutes
3. Sign Review Commission  
**Super G Investments – 708 Pioneer Way (Silverado) – Install New Wall Sign**  
Action Required:
  - a. Approval/Denial by Sign Review Commission
4. Items from Staff
  - a. Main Street Master Plan
  - b. Vacation Rental (AirBnb, VRBO) Public Meeting February 19, 2020
  - c. 2020 Census
5. Adjourn

CITY OF DEADWOOD  
PLANNING AND ZONING COMMISSION  
Wednesday, December 18, 2019

The meeting of the Deadwood Planning and Zoning Commission was called to order by Chairperson John Martinisko on Wednesday, December 4, 2019 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, Brett Runge, Jeff Lawler, Bill Rich, Josh Keehn

**Absent:**

**Board of Adjustments Present:** Charlie Struble

**Staff Present:**

Jeramy Russell, Trent Mohr and Cindy Schneringer

**Approval of December 4, 2019 Minutes:**

*It was moved by Mr. Rich and seconded by Ms. Runge to approve the December 4, 2019 meeting minutes. Aye – All. Motion carried.*

**Sign Review Commission**

**Regional Health – 61 Charles Street – Reface Existing Freestanding Sign**

Mr. Mohr stated the applicant is requesting permission to reface the existing freestanding sign. They are refacing the sign to change it from Regional Health to Monument Health. The change is the logo.

**Regional Health – 71 Charles Street – Reface Two Existing Freestanding Signs**

Mr. Mohr stated the applicant is requesting permission to reface the two existing freestanding signs. The two freestanding signs were permitted in 2018. They are refacing the signs to change them from Regional Health to Monument Health. The change is the logo.

*It was moved by Mr. Lawler and seconded by Mr. Keehn to approve refacing the existing freestanding signs for 61 Charles Street and 71 Charles Street. Aye – All. Motion carried.*

**Celebrity Hotels Inc. – 623 Main Street – Re-install Wall Sign**

Mr. Mohr stated the applicant is requesting permission to re-install the wall sign on the end of the building. The sign was originally on the building and was removed when the property went to the bank and the business shut down. Our ordinance requires signage to be removed within 30 day. The sign is still compliant with our current ordinance and requires no variance.

**Celebrity Hotels Inc. – 629 Main Street – Re-install Wall Sign**

Mr. Mohr stated the applicant is requesting permission to re-install the wall sign on the end of the building. The sign was originally on the building and was removed when the property went to the bank and the business shut down. Our ordinance requires signage to be removed within 30 day. The sign is still compliant with our current ordinance and requires no variance.

*It was moved by Ms. Runge and seconded by Mr. Lawler to approve re-installing the wall signs for 623 Main Street and 629 Main Street. Aye – All. Motion carried.*

**Items From Staff** (no action taken)

- Main Street Master Plan: Next month on January 14, 2020 at 1:00 p.m. Winter & Company, the design firm, and Ferber Engineering will host a meeting with the City Commissioners, Historic Preservation Commissioners and Planning and Zoning Commissioners in the Century Room to talk about their findings and the direction we might possibly go. The charrette's (public meetings) will be held in the Shelby Room at Tin Lizzies on January 14, 2020 – 5:00 p.m. – 7:00 p.m., January 15, 2020 – 10:00 a.m. – 12:00 p.m., along with an open house on January 15, 2020 – 5:00 p.m. – 6:30 p.m.

**Adjournment:**

*It was moved by Ms. Runge and seconded by Mr. Lawler 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 5:07 p.m.

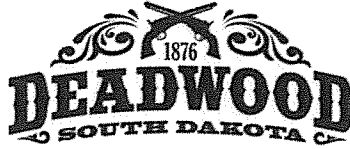
ATTEST:

\_\_\_\_\_  
Chairman, Planning & Zoning Commission

\_\_\_\_\_  
Secretary, Planning & Zoning Commission

*Cindy Schneringer, Planning & Zoning Office/Recording Secretary*

OFFICE OF  
Planning & Zoning  
108 Sherman Street  
Telephone (605) 578-2082  
Fax (605) 578-5084



"The Historic City of the Black Hills"  
Deadwood, South Dakota 57732

TRENT MOHR  
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Dept. of Planning & Zoning  
Telephone: (605) 578-2082  
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## SIGN PERMIT STAFF REPORT

Sign Review Commission  
January 15, 2020

**Applicant:** Super G Investments  
**Address:** 709 Main Street, Deadwood, SD 57732  
**Site Address of Proposed Signage:** 708 Pioneer Way (Silverado)

### Computation of Sign Area

**Building Frontage:** 278 Feet  
**Total Available Signage:** 556 Square Feet  
**Existing Signage:** Two wall signs. (44 and 36 Square Feet)  
**Remaining Available Signage Area:** 476 Square Feet  
**Proposed Sign Project:** Install new wall sign (36 Square Feet)  
**Proposed Building Materials:** Lexan and Metal. (see attached rendering).  
**Proposed Lighting of the Signs:** None.  
**Location of Proposed Sign:** Above northeast entrance door.

### Discussion

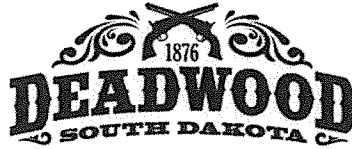
The sign permit application in review is proposed at a location inside the locally-designated historic district which is regulated by chapter 15.32.300 of the sign ordinance. The current signage at the subject property is compliant with the sign ordinance. The sign proposed in the current application 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 wishes to add a wall sign above the northeast exterior door of this building.

The proposed sign does require a variance from the requirement of 15.32.300 paragraph 1 which states that the maximum vertical dimension of a wall shall be two feet. The proposed sign is three feet in height. Please see applicant's request for a variance, which is attached. All other aspects of the sign and its location are compliant with the sign ordinance.

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## **Variances**

The sign permit application in review as proposed requires a variance 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 708 Pioneer Way

OR

Motion to deny proposed sign permit application as submitted.

1740  
East North St  
Rogers City  
SD 57701

**Phone:**  
805-348-8744

**Fox:**  
605-388-6199

**Emall:**  
**signs@nls.net**



REARVIEW MIRROR  
CONTACT  
MAIL

**PHONE**  
616-292-2244

EMAIL: [505365221415@cs.cmu.edu](mailto:505365221415@cs.cmu.edu)

DATE

07/20/2016

## SALICICOPOLYSTYRENE

**DESIGNER**  
**DAVID LOGAN**

# JOYAL TO SCALE

Date \_\_\_\_\_





# SILVERADO FRANKLIN

HISTORIC HOTEL  
& GAMING COMPLEX

January 8, 2020

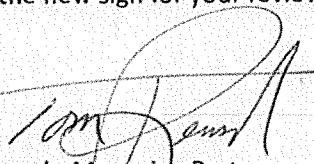
Sign Review Commission  
108 Sherman Street  
Deadwood, South Dakota 57732

Subject: Request for Variance

Sign Review Commission:

I am submitting this letter in request of a sign variance to exceed the 2 foot tall city ordinance for signage. The variance is being requested in order to place a sign of identical size to Silverado's current Silverado signs on the Highway 14A sides of the building that are each 3 feet in height. Attached are photos of the current signs along 14A with the proposed design for the new sign for your review.

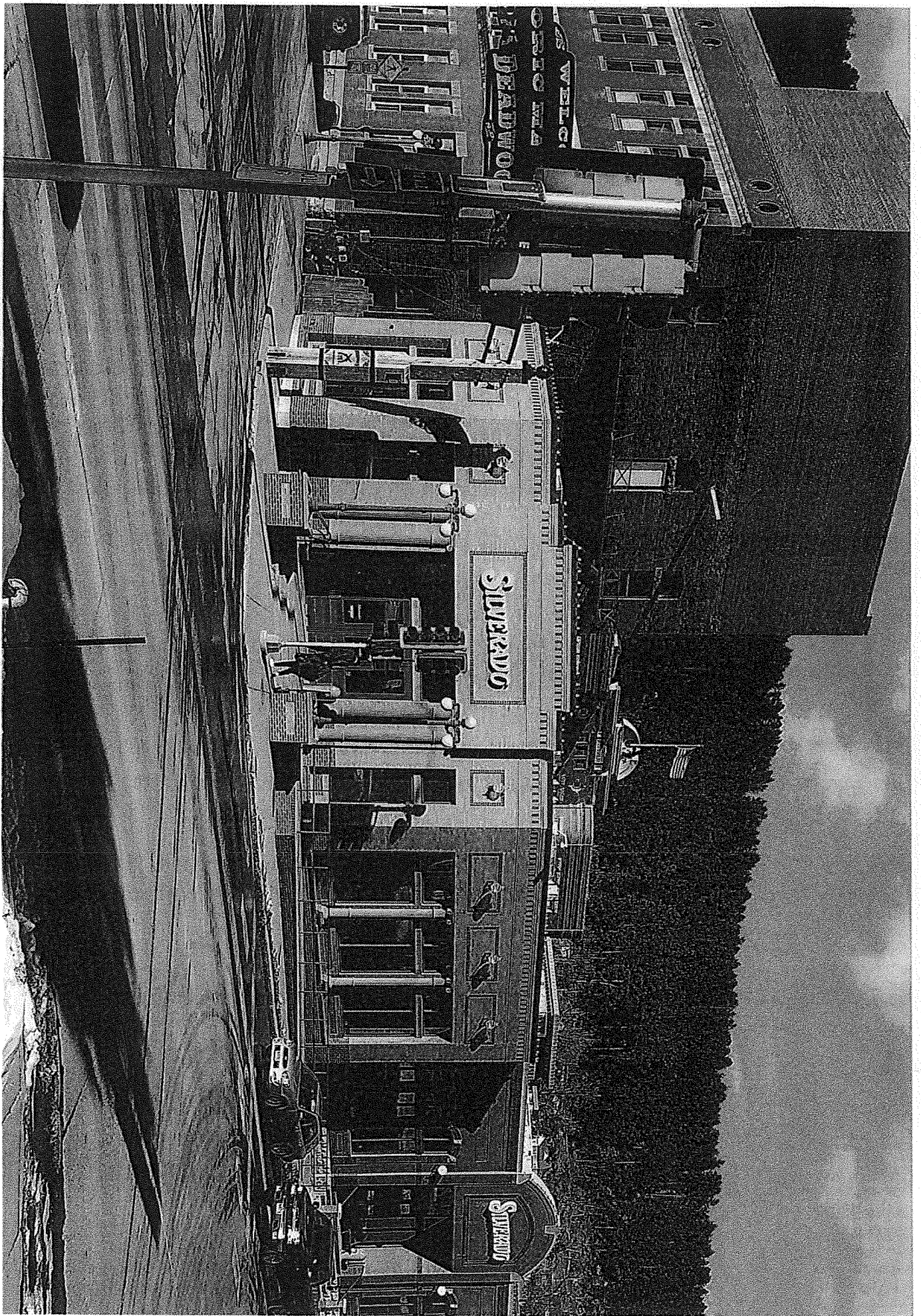
Sincerely,



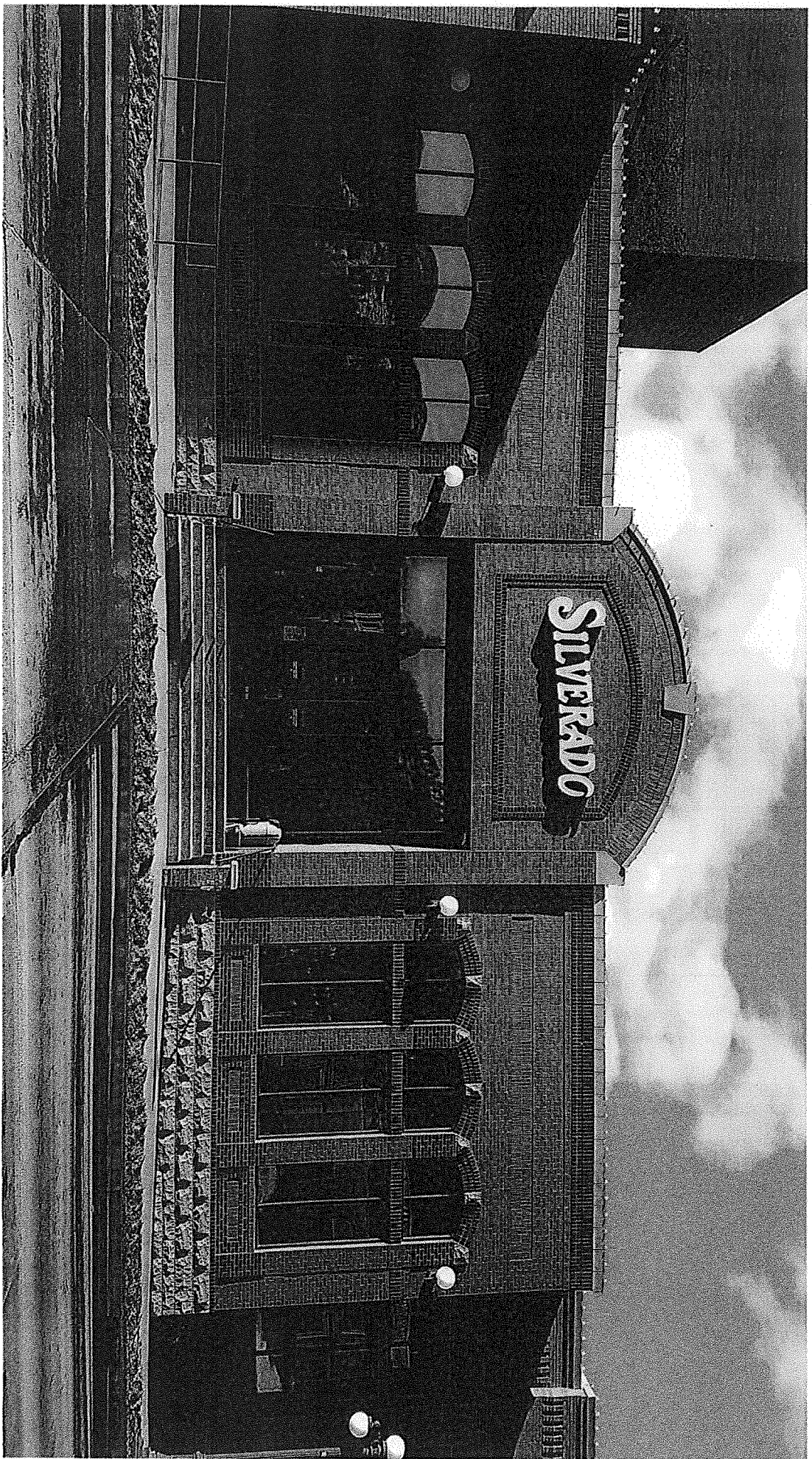
Thomas Rensch, Managing Partner  
Silverado Franklin Historic Gaming Complex

709 Main Street  
Deadwood SD 57732  
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Fax 605-578-1366  
[www.silveradofranklin.com](http://www.silveradofranklin.com)

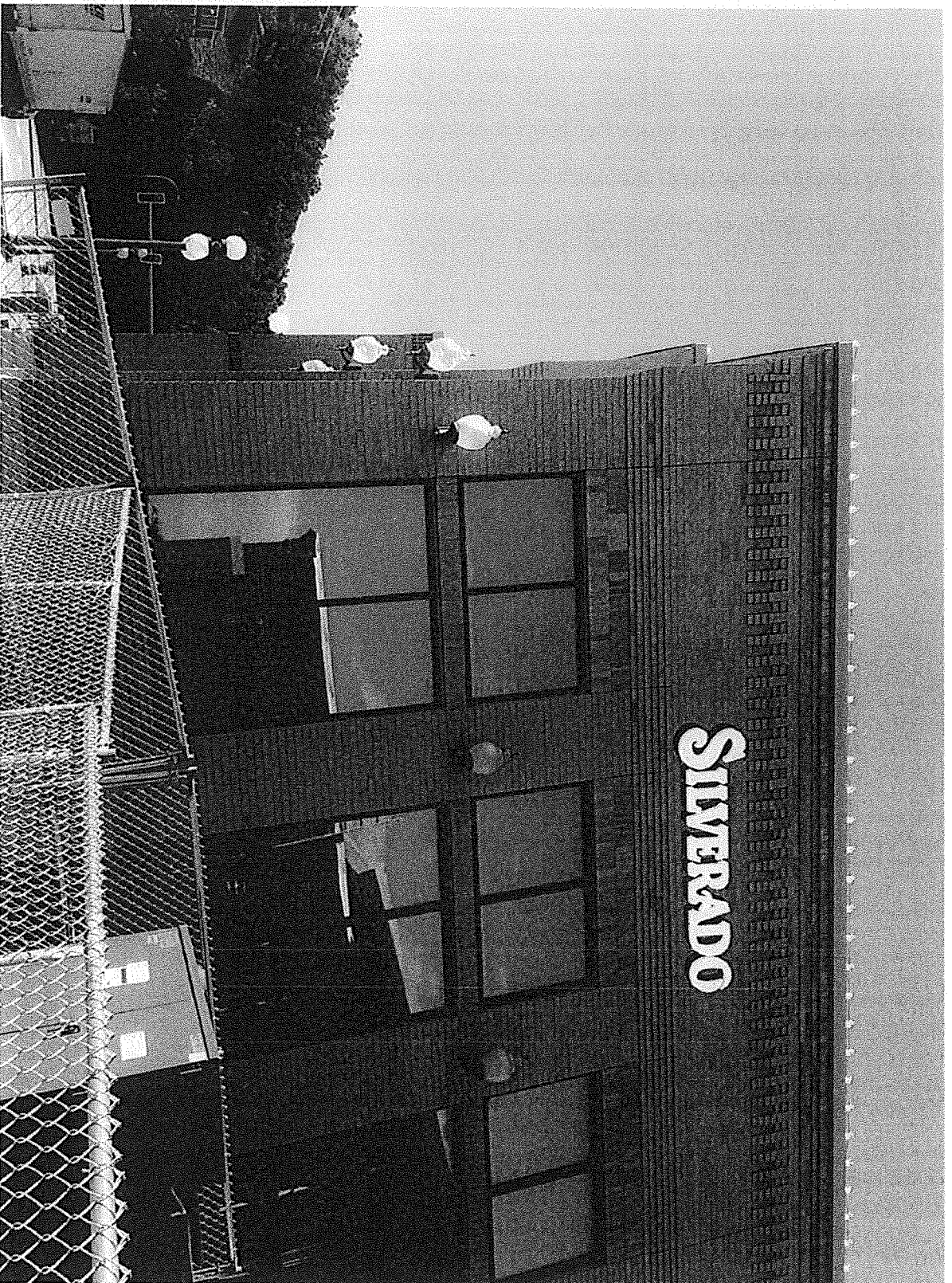








# EXTERIOR WALL SIGN



B15-7

500 MARSH MALL RD. S.W.

COMPANY

SILVERADO

ADDRESS

DEANWOOD, SD

CONTACT

NAME

PHONE

605-348-8744

EMAIL

SGNS@MILS.NET

DATE

01/30/2016

SALES CONSULTANT

DAVE L. LOBE

DESIGNER

DAVE L. LOBE

SCALED

NOT TO SCALE



1740

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