

DEADWOOD PLANNING AND ZONING COMMISSION

Wednesday, December 18, 2019 – 5:00 p.m.

City Hall, 102 Sherman Street, Deadwood, SD

AGENDA

1. Call Meeting to Order
2. Approval of December 4, 2019 Minutes
3. Sign Review Commission
 - Regional Health Network – 61 Charles Street – Reface Existing Freestanding Sign**
 - Action Required:
 - a. Approval/Denial by Sign Review Commission
 - Regional Health Network – 71 Charles Street – Reface Two Existing Freestanding Signs**
 - Action Required:
 - b. Approval/Denial by Sign Review Commission
 - Celebrity Hotels Inc. – 623 Main Street – Re-install Wall Sign**
 - Action Required:
 - c. Approval/Denial by Sign Review Commission
 - Celebrity Hotels Inc. – 629 Main Street – Re-install Wall Sign**
 - Action Required:
 - d. Approval/Denial by Sign Review Commission
4. Items from Staff
 - a. Main Street Master Plan
5. Adjourn

CITY OF DEADWOOD
PLANNING AND ZONING COMMISSION
Wednesday, December 4, 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 and Bill Rich

Absent: Josh Keehn

Board of Adjustments Present: Mayor Ruth Jr., Charlie Struble, Michael Johnson and Sharon Martinisko

Staff Present:

Jeramy Russell and Bonny Anfinson

Approval of November 6, 2019 Minutes:

It was moved by Mr. Rich and seconded by Mr. Lawler to approve the November 6, 2019 meeting minutes. Aye - All. Motion carried.

Planning and Zoning Commission

Separating Vacant and Developed Land – Stage Run Properties LLC – Stage Run

Mr. Russell stated the applicant is requesting permission to separate vacant and developed land at Stage Run. The location is Lot A, of Block 1 of Palisades Tract of Deadwood Stage Run Addition to the City of Deadwood. All Located in the SW ¼ Section 14, the SE ¼ of Section 15, the NE ¼ NE ¼ of Section 22 and the N ½ NW ¼ of Section 23, T5N, R3E, H.H.M., City of Deadwood, Lawrence County, South Dakota formerly a portion of Lot C-1 and Lot MF-1, Block 1 of Palisades Tract of Deadwood Stage Run Addition. *It was moved by Mrs. Runge and seconded by Mr. Rich to approve separating vacant and developed land at Stage Run Properties LLC for Lot A, of Block 1 of Palisades Tract of Deadwood Stage Run Addition to the City of Deadwood. All Located in the SW ¼ Section 14, the SE ¼ of Section 15, the NE ¼ NE ¼ of Section 22 and the N ½ NW ¼ of Section 23, T5N, R3E, H.H.M., City of Deadwood, Lawrence County, South Dakota formerly a portion of Lot C-1 and Lot MF-1, Block 1 of Palisades Tract of Deadwood Stage Run Addition. Aye – All. Motion carried.*

Chairman Martinisko adjourned the meeting.

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

Mayor Ruth Jr. stated the applicants are requesting permission to separate vacant and developed land at Stage Run. The location is Lot A, of Block 1 of Palisades Tract of Deadwood Stage Run Addition to the City of Deadwood. All Located in the SW ¼ Section 14, the SE ¼ of Section 15, the NE ¼ NE ¼ of Section 22 and the N ½ NW ¼ of Section 23, T5N, R3E, H.H.M., City of Deadwood, Lawrence County, South Dakota formerly a portion of Lot C-1 and Lot MF-1, Block 1 of Palisades Tract of Deadwood Stage Run Addition. *It was moved by Mrs. Martinisko and seconded by Mr. Johnson to approve separating vacant and developed land at Stage Run Properties LLC for Lot A, of Block 1 of Palisades Tract of Deadwood Stage Run Addition to the City of Deadwood. All Located in the SW ¼ Section 14, the SE ¼ of Section 15, the NE ¼ NE ¼ of Section 22 and the N ½ NW ¼ of Section 23, T5N, R3E, H.H.M., City of Deadwood, Lawrence County, South Dakota formerly a portion of Lot C-1 and Lot MF-1, Block 1 of Palisades Tract of Deadwood Stage Run Addition. Aye – All. Motion carried.*

It was moved by Mrs. Martinisko and seconded by Ms. Struble to adjourn the Board of Adjustments meeting. Aye-All. Motion carried.

Chairman Martinisko called the meeting of the Planning and Zoning Commission to order.

Items From Staff (no action taken)

- Outlaw Square: The Glice is installed on the ice rink. Staff worked hard to get it installed. The grand opening is Friday at 5:00. Kids from Box Elder Job Corps also came to help work on the square and decorations.
- Facebook Page: The city now has a Facebook page.
- 2020 Census: The kickoff day is April 1. The census is important to get an exact number of residents we have.

Provides vital information for your community. It determines how many representatives each state gets in congress and to draw district boundaries. This helps in planning for community needs such as new roads and emergency services. Businesses use data services to determine where to open up shops. A computer will be set up at City Hall and the Library for the public to use if they need to fill out the census.

- First Meeting January: The first meeting in January is on January 1. Should we cancel that meeting and move to January 15.

Adjournment:

It was moved by Mrs. Runge and seconded by Mr. Rich 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 5:08 p.m.

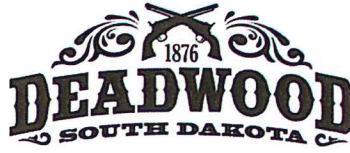
ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Bonny Anfinson, 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
Building Inspector
Dept. of Planning & Zoning
Telephone: (605) 578-2082
Fax: (605) 578-2084

SIGN PERMIT STAFF REPORT

Sign Review Commission
December 18, 2019

Applicant: Regional Health Network

Address: PO Box 6000 Rapid City, SD 57709-6000

Site Address of Proposed Signage: 61 Charles Street (L/D Hospital)

Computation of Sign Area

Building Frontage: 222 Feet

Total Available Signage: 444 Square Feet

Existing Signage: One projecting sign (8 Square Feet), one wall sign (20 Square Feet), one freestanding sign to be refaced (84 Square Feet).

Remaining Available Signage Area: 332 Square Feet

Proposed Sign Project: Partially reface existing freestanding sign.

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

Proposed Lighting of the Signs: Internal illumination.

Location of Proposed Sign: Sign will remain in its current position in the area of the main entrance.

Discussion

The sign permit application in review is proposed at a location outside the locally-designated historic district and inside the national historic landmark district which is regulated by chapter 15.32.310 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 reface this sign with the new logo representing the recent business realignment changing the name from Regional Health to Monument Health.

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 to reface the existing freestanding sign at 61 Charles Street

OR

Motion to deny proposed sign permit application as submitted.

PROJECT NAME:



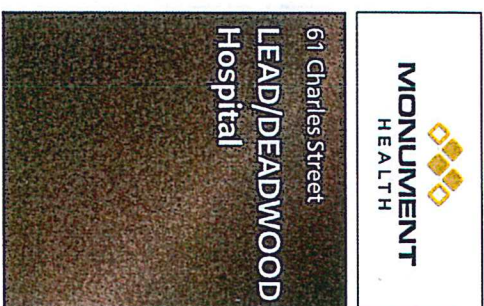
Exterior Signage

Lead-Deadwood Hospital & Clinic
61 Charles Street
Deadwood, SD

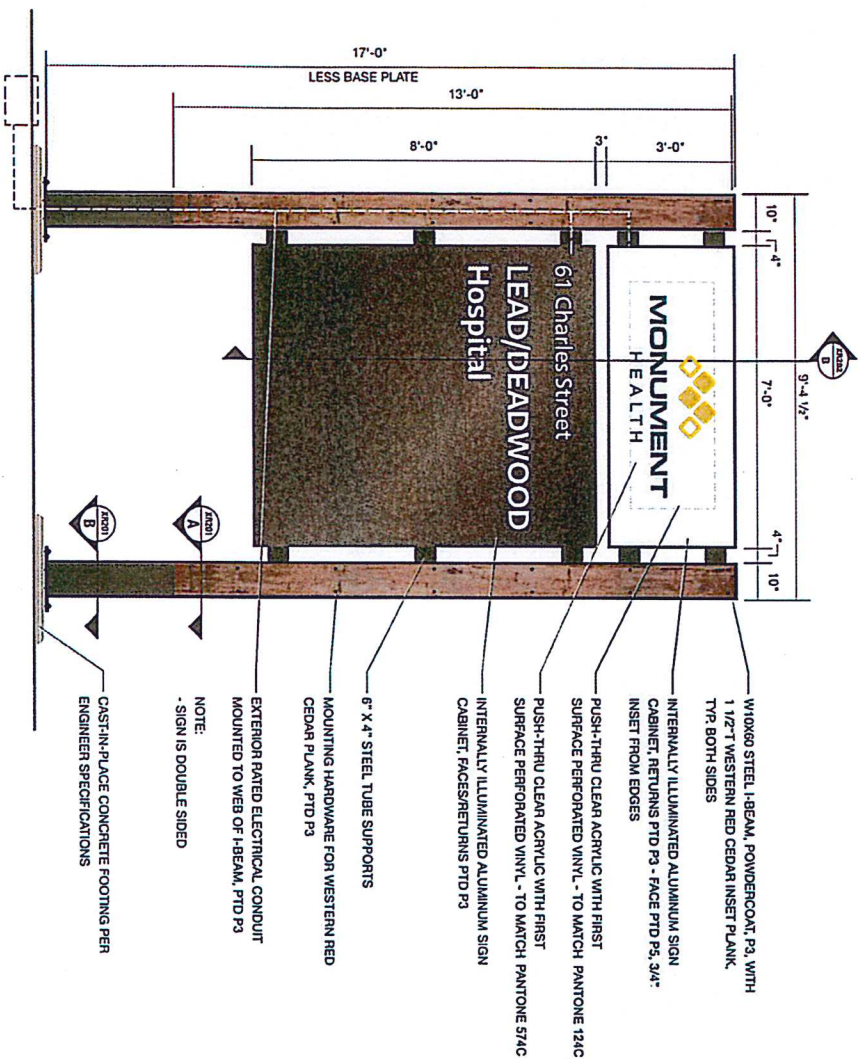
SUBMITTAL DATE:
12/5/2019



SignType
XR2.00



XR200 SITE ENTRY SIGN - GRAPHIC LAYOUT
SCALE: 3/8" = 1'-0"



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SIGN PERMIT STAFF REPORT

Sign Review Commission
December 18, 2019

Applicant: Regional Health Network

Address: PO Box 6000 Rapid City, SD 57709-6000

Site Address of Proposed Signage: 71 Charles Street (Clinic, Urgent Care, & Pharmacy)

Computation of Sign Area

Building Frontage: 110 Feet

Total Available Signage: 220 Square Feet

Existing Signage: One wall sign for pharmacy (36 Square Feet), two freestanding signs (18 Square Feet each), two wall signs on parking lot side (58 Square Feet total – these signs are exempt as they are not visible from the right of way).

Remaining Available Signage Area: 148 Square Feet

Proposed Sign Project: Partially reface existing freestanding signs.

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

Proposed Lighting of the Signs: Internal illumination.

Location of Proposed Sign: Signs will remain in their current locations.

Discussion

The sign permit application in review is proposed at a location outside the locally-designated historic district and inside the national historic landmark district which is regulated by chapter 15.32.310 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.

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The applicant wishes to reface these signs with the new logo representing the recent business realignment changing the name from Regional Health to Monument Health.

The proposed signs and their locations are compliant with the sign ordinance.

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Variances

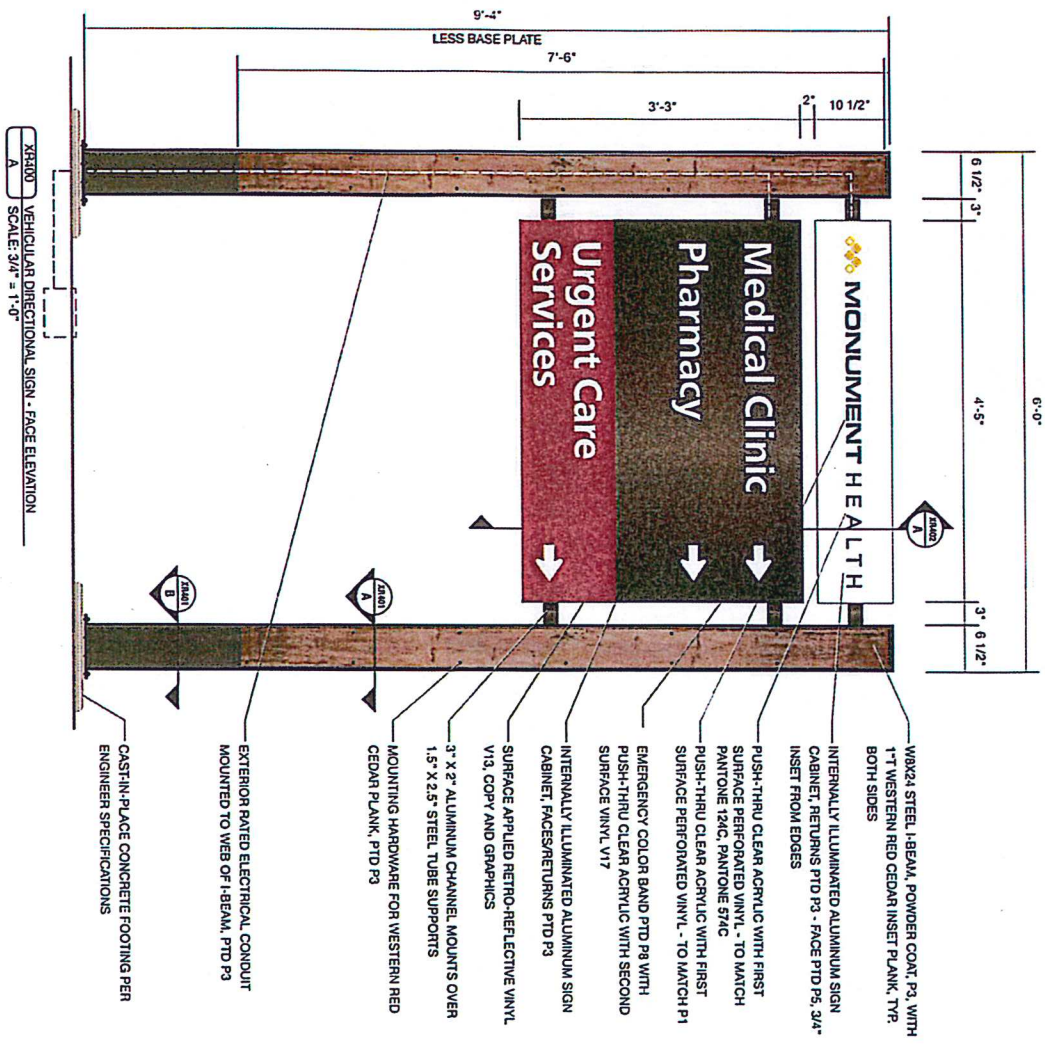
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Sign Review Commission Action

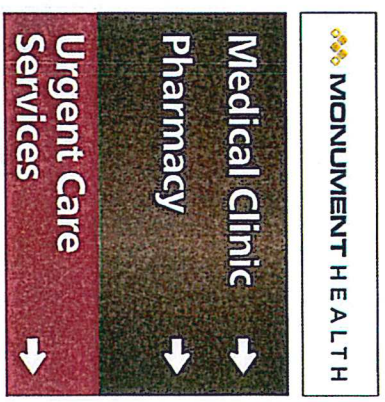
Motion to approve permit to reface the existing freestanding signs at 71 Charles Street

OR

Motion to deny proposed sign permit application as submitted.



XR400 VEHICULAR DIRECTIONAL SIGN - FACE ELEVATION
 SCALE: 3/4" = 1'-0"



XR400 VEHICULAR DIRECTIONAL SIGN - GRAPHIC LAYOUT
 SCALE: 3/8" = 1'-0"

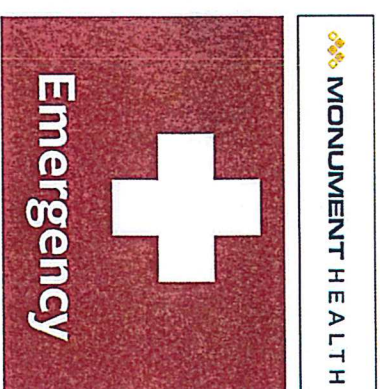
PROJECT NAME:

Regional
Health

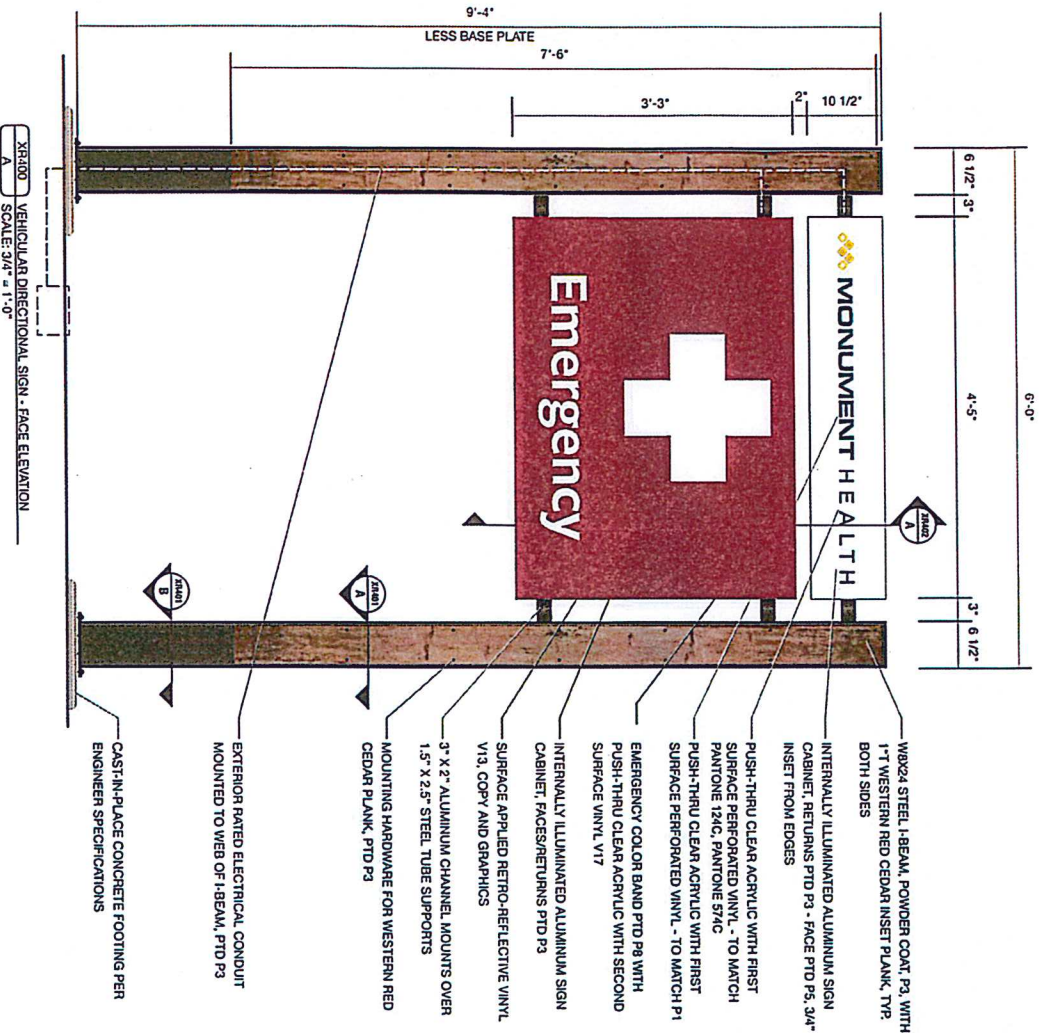
Exterior Signage

Lead-Deadwood Hospital & Clinic
61 Charles Street
Deadwood, SD

SUBMITTAL DATE:
12/5/2019



XR400 VEHICULAR DIRECTIONAL SIGN - GRAPHIC LAYOUT
SCALE: 3/8" = 1'-0"



signType
XR4.00

signs
804 St. Onge Street
Deadwood, SD 57702
605.343.4093
www.uniquesigns.com

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SIGN PERMIT STAFF REPORT

Sign Review Commission
December 18, 2019

Applicant: Celebrity Hotels Inc.

Address: PO Box 822 Sioux Falls, SD 57101

Site Address of Proposed Signage: 623 Main Street (Celebrity Hotel – north end)

Computation of Sign Area

Building Frontage: 144 Feet

Total Available Signage: 288 Square Feet

Existing Signage: None

Remaining Available Signage Area: 288 Square Feet

Proposed Sign Project: Re-install wall sign that was removed when business closed (48 Square Feet).

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

Proposed Lighting of the Signs: External illumination.

Location of Proposed Sign: Attached is a photograph showing the sign as it was previously installed.

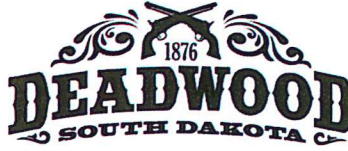
Discussion

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 recently purchased this property from First Interstate Bank and being a previous owner of this property, wishes to operate under the same name as before. This sign was originally granted a permit in 2005 and was removed when the business closed per ordinance 15.32.130 paragraph 17: *No sign shall remain beyond thirty (30) days after the activity, product, business, service or other use that is being advertised has ceased or vacated the premises. This provision shall not apply to signs that are physically designated as landmarks, or to*

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permanent signs to businesses that are open only on a seasonal basis, providing that there is clear intent to continue operation of the business.

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

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.

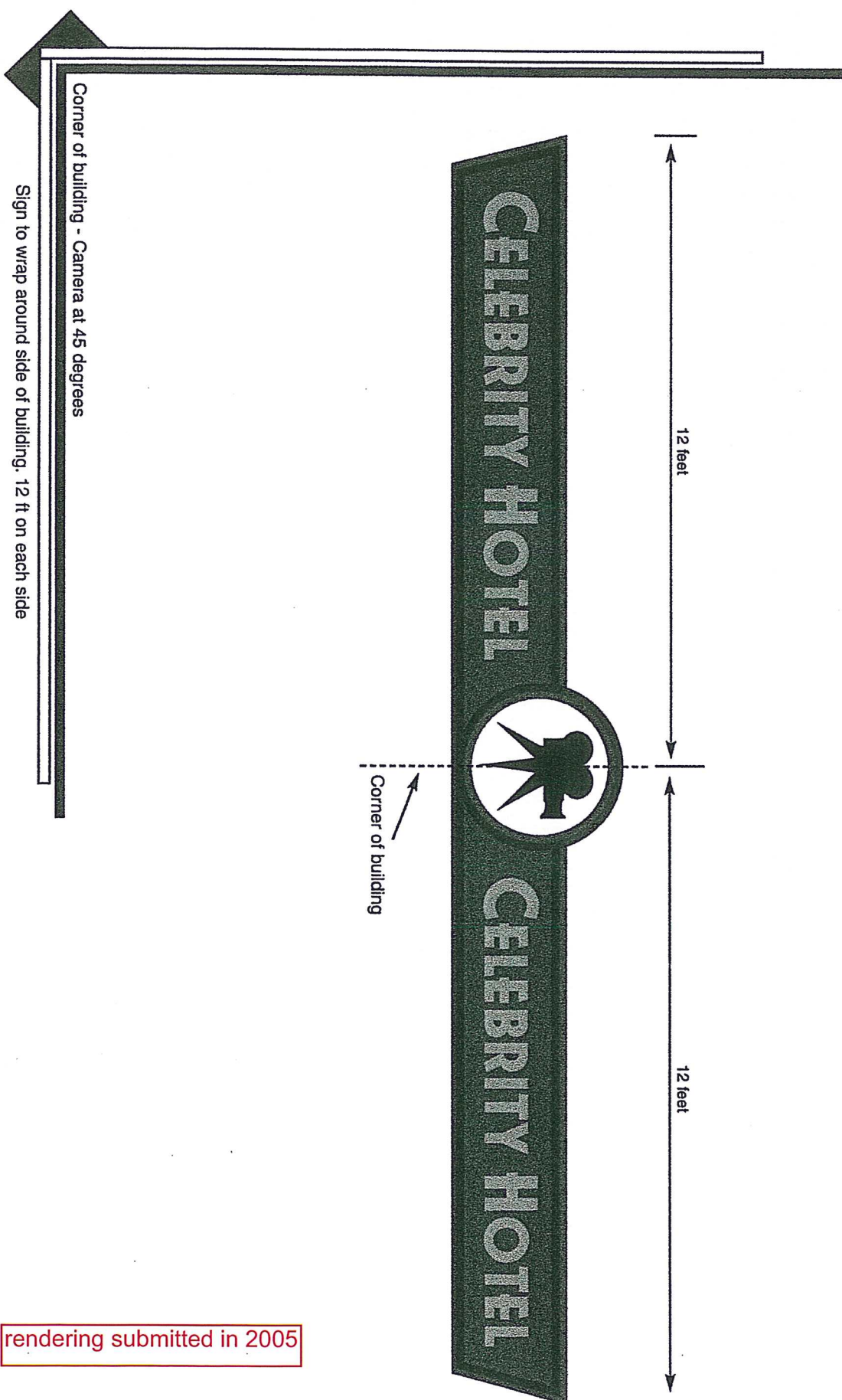
Sign Review Commission Action

Motion to approve permit for wall sign at 623 Main Street

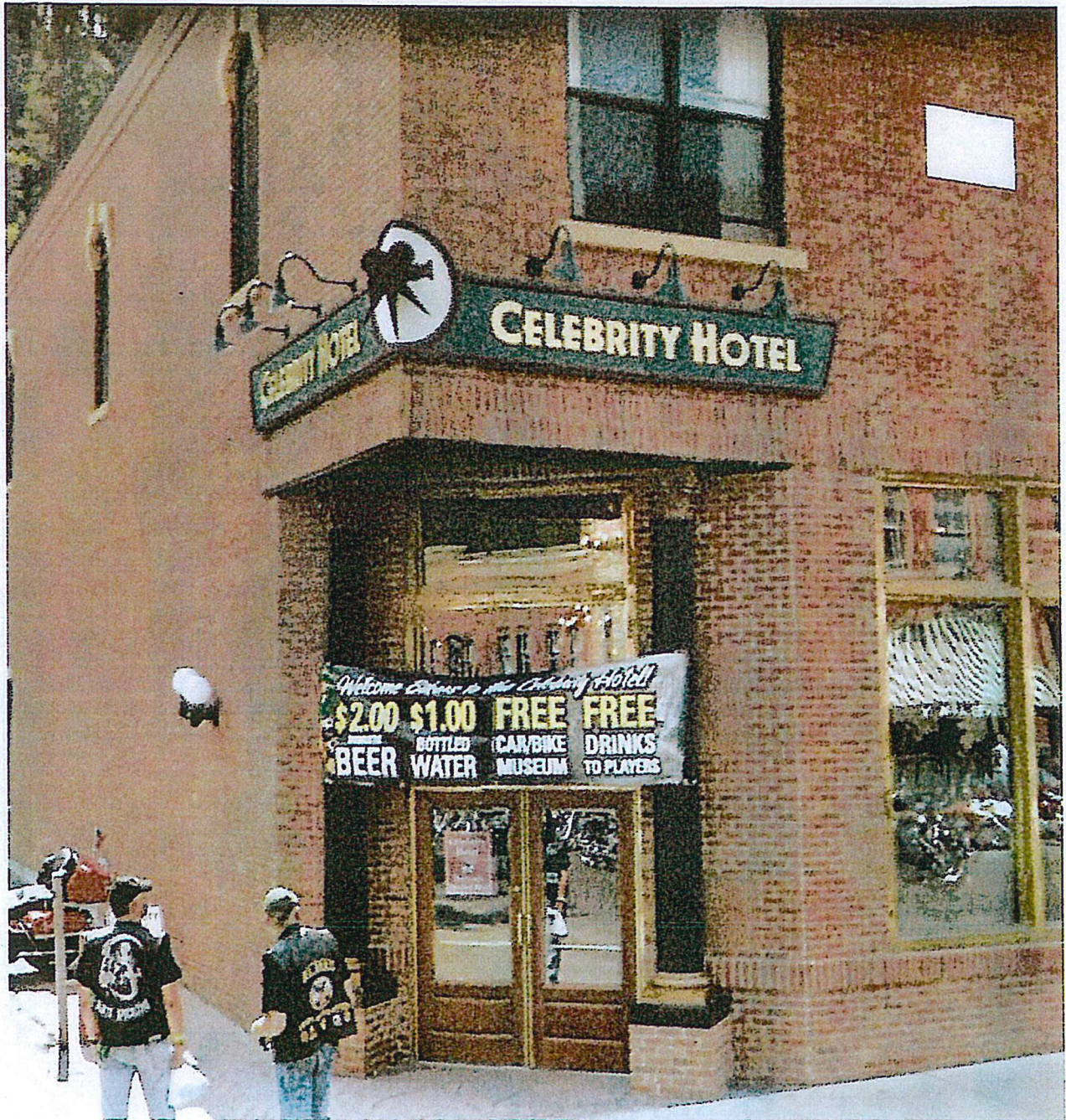
OR

Motion to deny proposed sign permit application as submitted.

Celebrity Hotel - 629 Main Street, Deadwood, SD 57732
Don Nelson
605-338-4884



rendering submitted in 2005



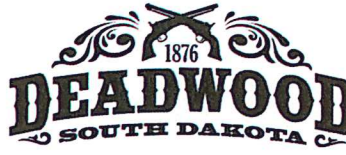
Sign B

Re-install 1 "corner" sign (wraps 2 sides of building) each side 2' x 12'

Recondition existing sign includes replace missing trim lumber.

Sign Contractor - Tim Peterson, Flat Earth Art Co. Spearfish, SD, 605-642-5794

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SIGN PERMIT STAFF REPORT

Sign Review Commission
December 18, 2019

Applicant: Celebrity Hotels Inc.

Address: PO Box 822 Sioux Falls, SD 57101

Site Address of Proposed Signage: 629 Main Street (Celebrity Hotel – south end)

Computation of Sign Area

Building Frontage: 48 Feet

Total Available Signage: 96 Square Feet

Existing Signage: None

Remaining Available Signage Area: 96 Square Feet

Proposed Sign Project: Re-install wall sign that was removed when business closed (44 Square Feet).

Proposed Building Materials: Painted wood, metal, and high density urethane. (see attached rendering).

Proposed Lighting of the Signs: External illumination.

Location of Proposed Sign: Attached is a photograph showing the sign as it was previously installed.

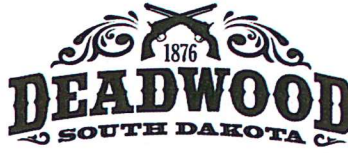
Discussion

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.

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permanent signs to businesses that are open only on a seasonal basis, providing that there is clear intent to continue operation of the business.

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Variances

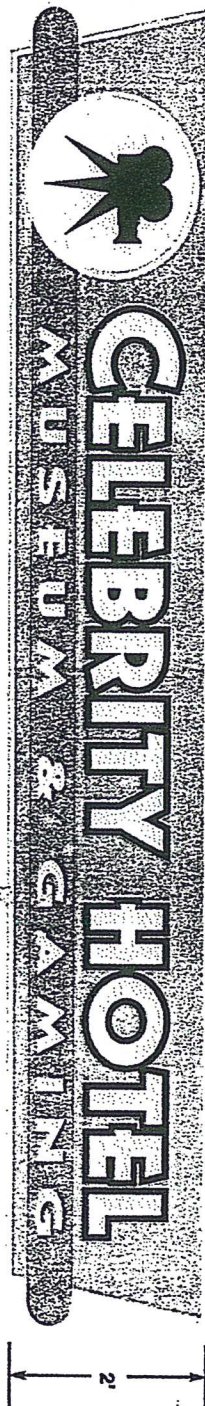
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Sign Review Commission Action

Motion to approve permit for wall sign at 629 Main Street

OR

Motion to deny proposed sign permit application as submitted.

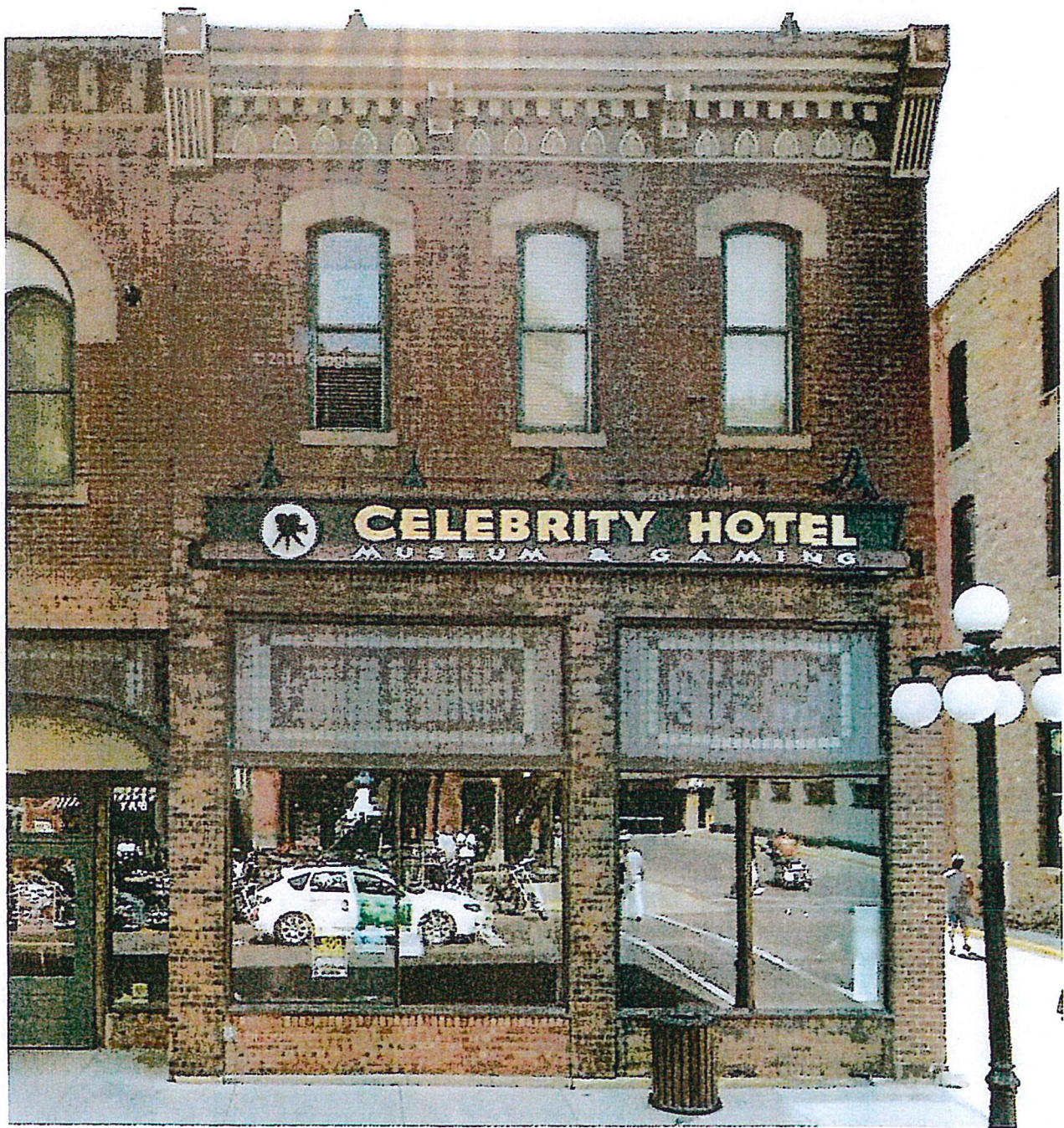


MAIN STREET WALL SIGN - 2'x22'

- M.D.O. PLYWOOD CONSTRUCTION WITH REDWOOD FRAME
- INSTALLED ON WALL ABOVE WINDOWS
- RAISED CIRCLE WITH RAISED BLACK CAMERA GRAPHIC AND WHITE BACKGROUND
- **COLOR NOTES:**
GREENS ARE THE SAME AS BUILDING TRIM
"CELEBRITY HOTEL" GOLD WITH BLACK OUTLINE - FLAT PAINTED

GRAY BACKGROUND USED TO SHOW WHITE ARTWORK ONLY

rendering submitted in 1998



Sign A

Sign will have the same layout, color scheme, and size as the existing sign.

One single-sided wall sign 2' x 22' (facing Main Street)

Exterior frame of painted redwood

Panels of aluminum, painted and clear coated

Letters of 1" High Density Urethane (HDU) gilded in 23k gold leaf

Sign Contractor - Tim Peterson, Flat Earth Art Co. Spearfish, SD, 605-642-5794