

DEADWOOD PLANNING AND ZONING COMMISSION

Wednesday, November 6, 2019 – 5:00 p.m.

City Hall, 102 Sherman Street, Deadwood, SD

AGENDA

1. Call Meeting to Order
2. Approval of October 16, 2019 Minutes
3. Sign Review Commission
DGS, LLC – 558 Main Street (Deadwood Gulch Saloon parking lot) - Install New Freestanding Sign (25 square feet)

Action Required:

- a. Approval/Denial by Sign Review Commission

City of Deadwood – 703 Main Street (Outlaw Square) - Install New Freestanding Sign (18.7 square feet)

Action Required:

- a. Approval/Denial by Sign Review Commission

4. Items from Staff
 - a. Outlaw Square
 - b. Hwy 14A/85
 - c. Whitewood Creek
5. Adjourn

CITY OF DEADWOOD
PLANNING AND ZONING COMMISSION
Wednesday, October 16, 2019

The meeting of the Deadwood Planning and Zoning Commission was called to order by Chairperson John Martinisko on Wednesday, October 16, 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, Josh Keehn, Jeff Lawler, Brett Runge and Bill Rich

Absent:

Board of Adjustments Present: Charlie Struble

Staff Present:

Jeremy Russell, Trent Mohr, Cindy Schneringer

Approval of September 4, 2019 Minutes:

It was moved by Mr. Rich and seconded by Mr. Lawler to approve the September 4, 2019 meeting minutes. Aye - All. Motion carried.

Sign Review Commission

Regional Health Network - 71 Charles Street - Install New Wall Sign (36 square feet)

Mr. Mohr stated the applicant is wanting to install the new wall sign to replace the one taken down when Regional Health rebranded their signs. The sign and location are compliant with the ordinance and require no variance. *It was moved by Ms. Runge and seconded by Mr. Keehn to approve the sign permit to install new wall sign at 71 Charles Street. Aye - All. Motion carried.*

Items From Staff (no action taken)

- Outlaw Square: Mr. Mohr reported Outlaw Square is close. They have the pan poured in the street where the brick will be laid. Pouring another section of sidewalk. A lot of the flat work is in. Ceiling tiles being installed in the gazebo. A lot of fit and finish being completed in the building. Landscapers are coming in. Mr. Russell reported the synthetic ice will be installed on November 13th. Planning a soft opening by Thanksgiving. December 6th will be the actual opening and tree lighting. The first major event is the Deadwood Kris Kringle Christmas Bazaar on December 13th and 14th.
- Highway 14A/85: Mr. Russell reported, per his conversation with Bob Nelson, Jr. the sewer alignment should be starting any day. The overhead lines will be coming down any day. Expect concrete work to continue as long as weather cooperates.
- Whitewood Creek: Mr. Russell reported they found out last week the President declared the July 4th storm a disaster. Will be setting up a meeting with FEMA in the next few weeks to get grant money.

Adjournment:

It was moved by Mr. Martinisko 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 5:09 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Cindy Schneringer, Planning & Zoning Office/Recording Secretary

Secretary, Planning & Zoning Commission

SIGN PERMIT STAFF REPORT

Sign Review Commission
November 6, 2019

Applicant: Richard Harr for DGS, LLC

Address: PO Box 1058, Spearfish, SD 57783

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: None

Remaining Available Signage Area: 204

Proposed Sign Project: Install new freestanding sign (25 Square Feet).

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

Proposed Lighting of the Signs: None.

Location of Proposed Sign: Attached is a rendering showing the proposed location of the sign near the entrance to the parking lot.

Discussion

The sign permit application in review is proposed at a location inside the locally-designated historic district national historic landmark 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 install a freestanding sign at the front of the parking lot. This is to advertise the use of the lot and to delineate the entrance to the lot.

The proposed sign does require two variances from sign ordinance 15.32.300 paragraph 9, excerpt follows:

9. *Freestanding Signs. The area of the sign face shall be the same as for a projecting sign, except with a maximum of ten (10) square feet, and the bottom of the sign shall not be less than eight feet or more than twelve (12) feet above grade.*

The proposed sign is larger than 10 square feet with the bottom of the sign lower than 12 feet above grade.

Please see applicant's variance request letter included with this report for more information.

Variances

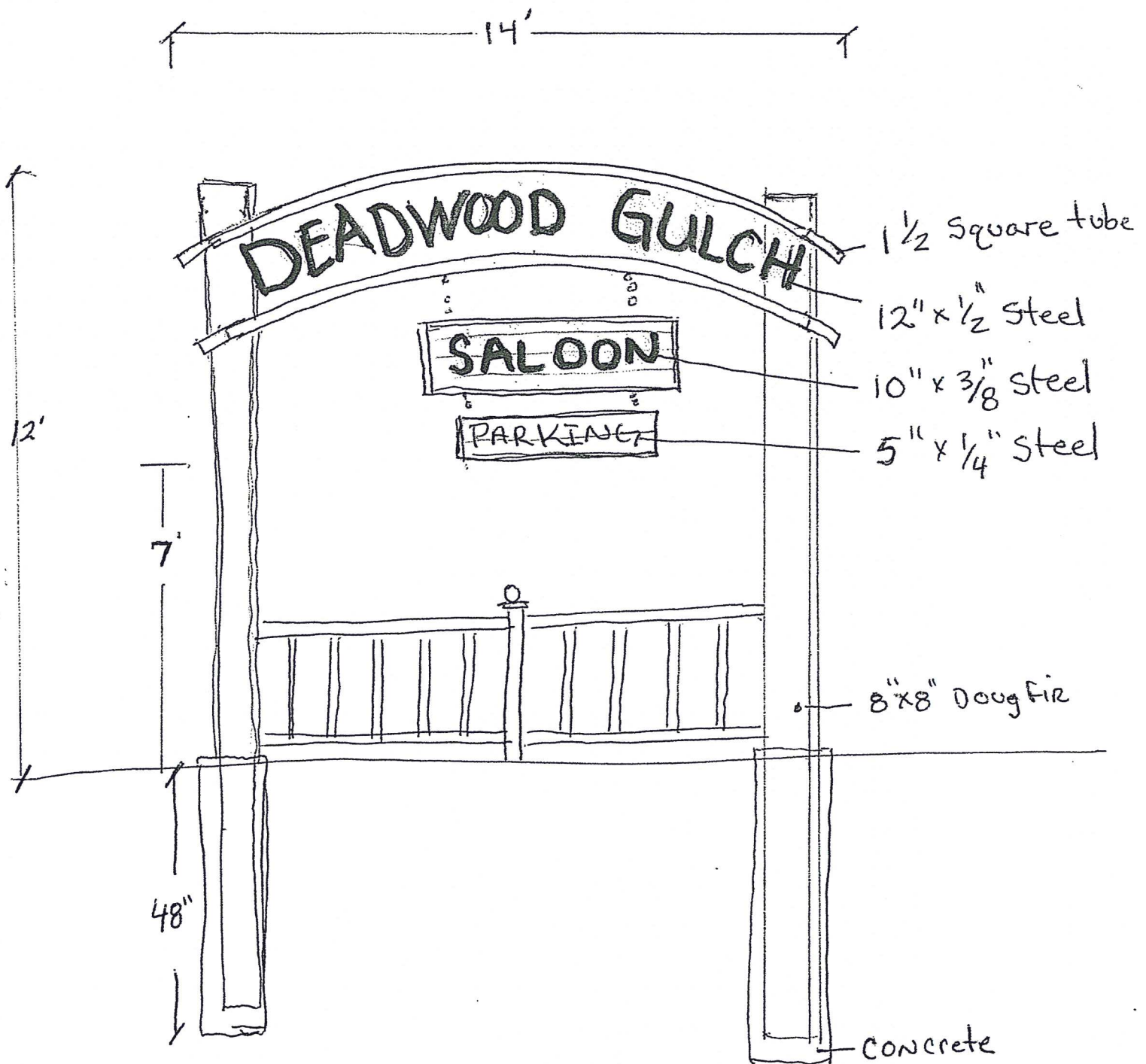
The sign permit application in review as proposed requires variances from the sign ordinance. Signage variances may be obtained if the sign review commission is able to find "*special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, distance or 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.

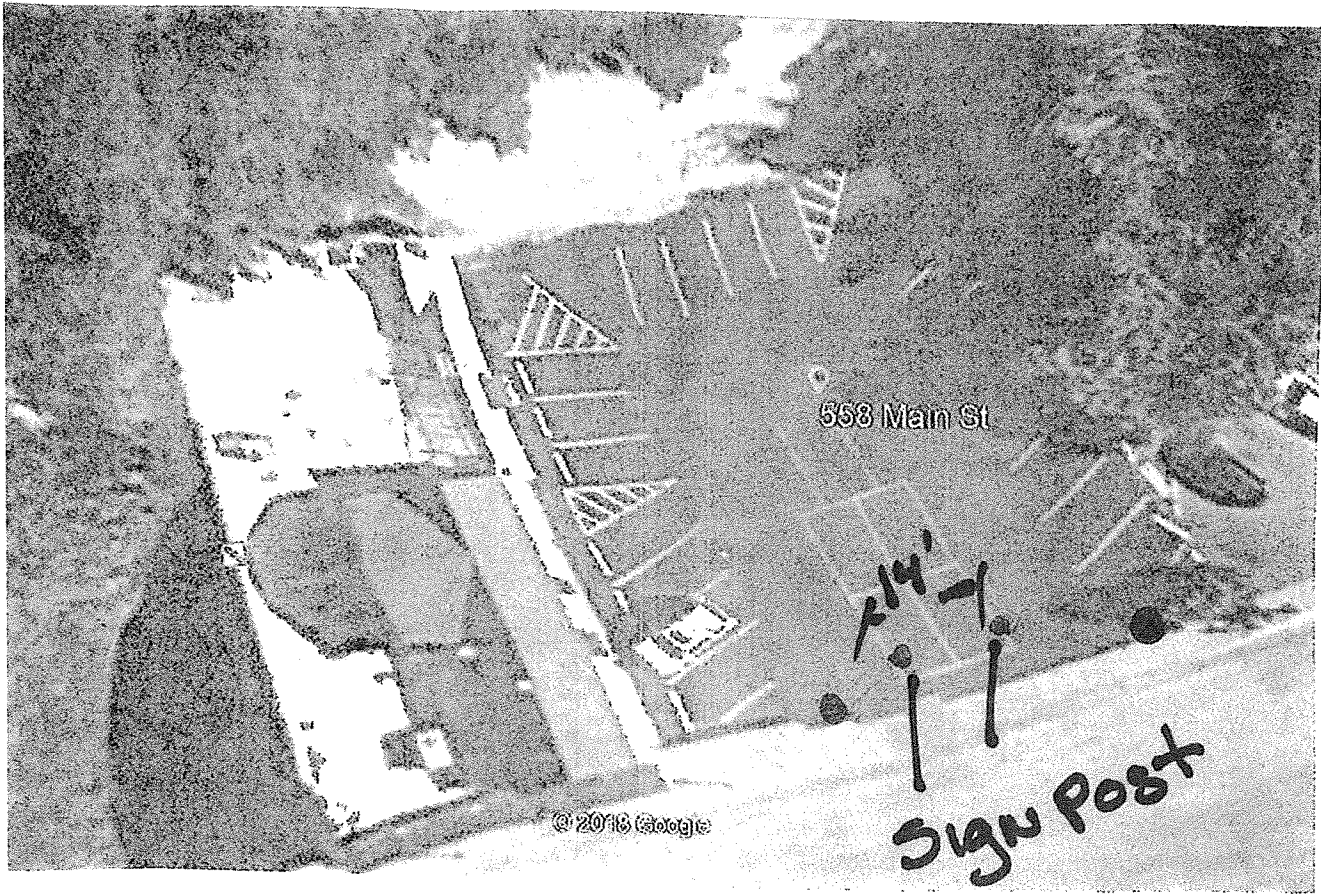
Sign Review Commission Action

Motion to approve permit for new freestanding sign at 558 Main Street

OR

Motion to deny proposed sign permit application as submitted.





April, 22, 2019

Deadwood Sign Commission

Deadwood Gulch Saloon (DGS LLC) would like to request a variance for 25 s.f. of signage. Deadwood Gulch Saloon Parking has 26 characters. To maintain the style and charm of the existing "Gaming" sign on our building we need the additional space. We did shrink this down from the original drawing after our initial meeting.

There will also be a permanent steel fence to block anyone from walking under the sign.

"Deadwood Gulch" Sign	15 square feet
"Saloon" sign	6 square feet
"Parking" sign	4 square feet
Total	<u>25 Square Feet</u>

Thank you for our consideration.

If questions please contact Kirk Kokinos at 605-641-0123 or kirkkokinos@gmail.com

SIGN PERMIT STAFF REPORT

Sign Review Commission
November 6, 2019

Applicant: Kevin Kuchenbecker for the City of Deadwood
Address: 102 Sherman Street, Deadwood, SD 57732
Site Address of Proposed Signage: 703 Main Street (Outlaw Square)

Computation of Sign Area

Street Frontage: 70 Feet
Total Available Signage: 140 Square Feet
Existing Signage: None
Remaining Available Signage Area: 140 Square Feet
Proposed Sign Project: Install new freestanding sign (18.7 Square Feet).
Proposed Building Materials: Wood and Metal. (see attached rendering).
Proposed Lighting of the Signs: None.
Location of Proposed Sign: This sign will be located in the north corner of the site near the intersection of Deadwood and Main Streets.

Discussion

The sign permit application in review is proposed at a location inside the locally-designated historic district national historic landmark 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 install a freestanding sign at this location to advertise the Outlaw Square.

The proposed sign does require a variance from sign ordinance 15.32.300 paragraph 9, excerpt follows:

9. *Freestanding Signs. The area of the sign face shall be the same as for a projecting sign, except with a maximum of ten (10) square feet, and the bottom of the sign shall not be less than eight feet or more than twelve (12) feet above grade.*

The proposed sign is larger than 10 square feet.

The applicant is requesting a variance.

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 new freestanding sign at 703 Main Street

OR

Motion to deny proposed sign permit application as submitted.

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