

DEADWOOD PLANNING AND ZONING COMMISSION

Wednesday, October 16, 2019 – 5:00 p.m.

City Hall, 102 Sherman Street, Deadwood, SD

AGENDA

1. Call Meeting to Order
2. Approval of September 4, 2019 Minutes
3. Sign Review Commission
Regional Health Network – 71 Charles Street (Clinic, Urgent Care, & Pharmacy) - Install New Wall Sign (36 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, September 4, 2019

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

Absent:

Board of Adjustments Present: Charlie Struble, Sharon Martinisko

Staff Present:

Bob Nelson Jr., Jeramy Russell, Cindy Schneringer

Approval of August 21, 2019 Minutes:

It was moved by Mr. Rich and seconded by Ms. Runge to approve the August 21, 2019 meeting minutes. Aye - All. Motion carried.

Planning and Zoning Commission:

Findings of Fact – Conditional Use Permit – Jessica Knee and Christopher Fedor, “Lone Wolf Tattoo” – 470 Main Street
Mr. Russell stated this is a findings of fact, conditional use permit for Jessica Knee and Christopher Fedor for Lone Wolf Tattoo at 470 Main Street. With approval this will clear it out of our system. *It was moved by Ms. Runge and seconded by Mr. Keehn to recommend approval of the Conditional Use Permit for Lone Wolf Tattoo at 470 Main Street. Aye - All. Motion Carried.*

Final Plat – Railroad Road

Mr. Russell stated the applicant will be City of Deadwood. The purpose is to transfer property. General location will be on Railroad Avenue. Legal description is Lots 10, 11 and 12 of the Meverden Addition; formerly part of Railroad Avenue and being a part of M.S. 81 and 283, City of Deadwood, Lawrence County, South Dakota. Is zoned R2 – Multi-family district. Lots 10, 11 and 12 of the Meverden Addition have been submitted to create the Railroad Avenue right of way and surplus property. The property is adjacent to Railroad Avenue. *It was moved by Mr. Rich and seconded by Mr. Martinisko to recommend approval of the Final Plat for Railroad Avenue Lots 10, 11 and 12 of the Meverden Addition. Aye - All. Motion Carried.*

Tax Incremental District Number Eleven Project Plan – Presented by Tobias J Morris, Senior VP Dougherty & Company LLC

Mr. Morris stated the TIF before you has been review by Department of Revenue and signed off as economic development because it is going to be zoned commercial. There are a couple of different components in the plan coming before you tonight. The first component and most important it is basically reducing and eliminating liability on the City's side meaning this is a pass through TIF on annual appropriation. An annual appropriation really puts the risk on the developer. The City has to adopt the annual appropriation every year. Another component is whatever the TIF amount may be it will come with an amount not to exceed and the policy will be set by the City Commission. The TIF expires when the debt is paid or 20 years from date of creation or if City Commission does not appropriate. The amount is the maximum amount allowed at \$3 million. This amount will be finalized in a developer's agreement when it is set forth between the City and the developer. Mr. Rich asked if the developer and TIF are bonded in case of bankruptcy. Mr. Morris stated this is on the developer and is not the City's responsibility. Mr. Rich stated that he doesn't like the removals, demolition and mobilization being a part of the TIF and that there isn't more detail on the TIF. Mr. Morris state this is more of a guideline and the City Commission will have the ultimate decision in the agreement on what they choose to do on each one. *It was moved by Mr. Rich and seconded by Mr. Martinisko to recommend approval with conditions of adding more details of proposed expenditures and questions on appropriate disbursements of the Tax Incremental District Number Eleven Project Plan. Aye - All. Motion Carried.*

Items From Staff (no action taken)

- Outlaw Square: Mr. Nelson Jr. reported we are trying to tie in existing Main Street sidewalk and tie in Silverado's project while making it ADA. Construction is progressing.
- Highway 14A/85: Mr. Nelson reported there is a lot of work on sidewalk, back to curb and utilities.
- There is a water main break on Dunlop Street. Black Hills Energy drilled through a high pressure waterline.
- Whitewood Creek: Mr. Nelson Jr. reported there is no update. Still waiting on FEMA. City Commission did

approve design services with Albertson Engineering, KTM and American Tech in pursuit to federal funding.

Adjournment:

It was moved by Mr. Lawler and seconded by Ms. Runge 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 5:48 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Cindy Schneringer, Planning & Zoning Office/Recording Secretary

SIGN PERMIT STAFF REPORT

Sign Review Commission

October 16, 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: Two freestanding signs (18 Square Feet each). Two wall signs (58 Square Feet total) – these wall signs are exempt as they are not visible from the right of way.

Remaining Available Signage Area: 184 Square Feet

Proposed Sign Project: Install new wall sign (36 Square Feet).

Proposed Building Materials: Vinyl wrapped metal. (see attached rendering).

Proposed Lighting of the Signs: None.

Location of Proposed Sign: Attached is a rendering showing the location on the building.

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 install this sign to advertise the pharmacy located in the clinic building. There was a previous sign in this same location. This is part of the overall sign replacement project at Regional Health properties.

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

Variances

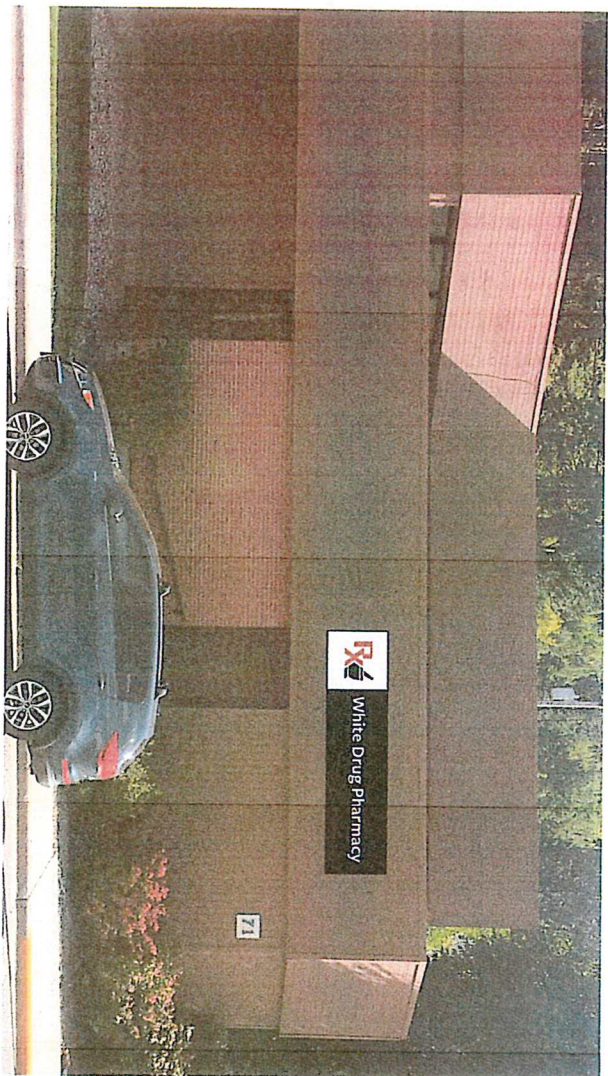
The sign permit application in review as proposed requires no variances from the sign ordinance. Signage variances may be obtained if the sign review commission is able to find *"special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, distance 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 new wall sign at 71 Charles Street

OR

Motion to deny proposed sign permit application as submitted.



3'-0"

Pantone 174

Black

Sign will have visible seam

White

Black

White Drug Pharmacy

Vinyl Graphics applied to 6mm Aluminum Composite Panel
Scale: 1"=1'-0"

SignType
X3.30custom



Regional
Health

SUBMITTAL DATE:
9/10/2019
9/13/2019
9/20/2019