

DEADWOOD PLANNING AND ZONING COMMISSION

Wednesday, July 17, 2019 – 5:00 p.m.

City Hall, 102 Sherman Street, Deadwood, SD

AGENDA

1. Call Meeting to Order
2. Approval of June 19, 2019 Minutes
3. Sign Review Commission
Annie Tice Poseley – Dakota Sky Stone -- 671 Main Street – New Projecting Sign
Action Required:
 - a. Approval/ Denial by Sign Review Commission
Jeff and Will Storhaug – Twin City Construction – 518 Cliff Street – New Wall Sign
Action Required:
 - a. Approval/ Denial by Sign Review Commission
4. Items from Staff
 - a. Outlaw Square
 - b. Hwy 14A/85
 - c. Whitewood Creek
 - d. July 4 Storm Damage Report
5. Adjourn

CITY OF DEADWOOD
PLANNING AND ZONING COMMISSION
Wednesday, June 19, 2019

The meeting of the Deadwood Planning and Zoning was called to order by Chairperson Tony Biesiot on Wednesday, June 19, 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: Tony Biesiot, Brett Runge, Bill Rich, John Martinisko and Josh Keehn

Absent:

Board of Adjustments Present: Dave Ruth Jr., Charlie Struble and Michael Johnson

Staff Present:

Bob Nelson Jr., Trent Mohr and Bonny Anfinson

Approval of June 5, 2019 Minutes:

It was moved by Mr. Rich and seconded by Mrs. Runge to approve the June 5, 2019 meeting minutes. Aye - All. Motion carried.

Sign Review Commission:

Tentekota - 1906 Deadwood Mountain Drive - Replace Wall Sign

Mr. Mohr stated Tentekota is wanting to install a new wall sign in place of the existing sign on the Northwest gable end of the building. The proposed sign is 117.5 square feet. The sign will be a painted and vinyl wrapped metal. The business is no longer a Holiday Inn franchise and the signs are being changed to remove the name. Other signs on the property are also changing or being removed completely, this is the only change that is significant enough to require a permit. *It was moved by Mr. Martinisko and seconded by Mr. Rich to approve the sign permit for a new wall sign at 1906 Deadwood Mountain Drive. Aye - all. Motion carried.*

Planning and Zoning Commission:

Banner Permit Application - The naked Winery/Sick 'N Twisted Brewing Company - Request for Second Banner

Mr. Nelson stated a The Elk's Club - Elk's Building is requesting permission to hang up a second banner on the building. Because there is more than one business in this location they are wanting the Planning and Zoning Commission to waive the banner ordinance to allow two banners. The second banner request was also submitted last year and approved. *It was moved by Mrs. Runge and seconded by Mr. Rich to approve the second banner for the Elk's Building at 692 Main Street. Aye - Mrs. Runge, Mr. Rich, Mr. Keehn and Mr. Biesoit. No -- Mr. Martinisko. Motion carried.*

Plat - Thomas and Bonita Lenihan - Peck Street - Place House on One Parcel

Mr. Nelson Jr. stated this is a final plat submitted by Thomas and Bonita Lenihan to place the house on one parcel on Peck Street. The legal description is Lots 12A and 13A, Peck's Garden Subdivision; formerly Lots 12 and Lot 13, Peck's Garden Subdivision; City of Deadwood, Lawrence County, South Dakota. *It was moved by Mr. Martinisko and seconded by Mr. Rich to approve the final plat for Lots 12A and 13A, Peck's Garden Subdivision; formerly Lots 12 and Lot 13, Peck's Garden Subdivision; City of Deadwood, Lawrence County, South Dakota. Aye - all. Motion carried.*

Board of Adjustments:

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

Plat - Thomas and Bonita Lenihan - Peck Street - Place House on One Parcel

It was moved by Ms. Struble and seconded by Mr. Johnson to approve the final plat for Lots 12A and 13A, Peck's Garden Subdivision; formerly Lots 12 and Lot 13, Peck's Garden Subdivision; City of Deadwood, Lawrence County, South Dakota. Aye - all. Motion carried.

It was moved by Ms. Struble and seconded by Mr. Johnson to adjourn the Board of Adjustment meeting. Aye - all. Motion carried.

Items From Staff (no action taken)

- Outlaw Square: The engineer has approved the concrete. They are behind schedule.
- Highway 14A/85: They are on schedule. They will be going asphalt milling July 1 and 2. July 20 they should be doing concrete in roadway at Cadillac Jacks. June 24-26 there will be one way traffic until water tie in is done. The Welcome Center is the temp right now for fire service water.
- Whitewood Creek: Boulders are being installed for the fish habitat. They are cleaning up storm damage from Super 8 into town.

- Mr. Nelson Jr. welcomed our new Planning and Zoning Officer Josh Keehn.

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 5:17 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Bonny Anfinson, Planning & Zoning Office/Recording Secretary

Secretary, Planning & Zoning Commission

SIGN PERMIT STAFF REPORT

Sign Review Commission
July 17, 2019

Applicant: Annie Tice Poseley

Address: PO Box 23, Wall, SD 57790

Site Address of Proposed Signage: 671 Main Street (Dakota Sky Stone)

Computation of Sign Area

Building Frontage: 25 Feet

Total Available Signage: 50 Square Feet

Existing Signage: One projecting sign (to be replaced) one valance sign (not counted against total)

Remaining Available Signage Area: 50 Square Feet

Proposed Sign Project: New projecting sign, round, with new logo (12.5 Square Feet) in place of existing sign.

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

Proposed Lighting of the Signs: None.

Location of Proposed Sign: Attached is a photograph showing the current sign. New sign would be in this same 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 applicant has changed the logo for their business and wishes to replace the existing square sign with a round sign incorporating this new logo.

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

Variances

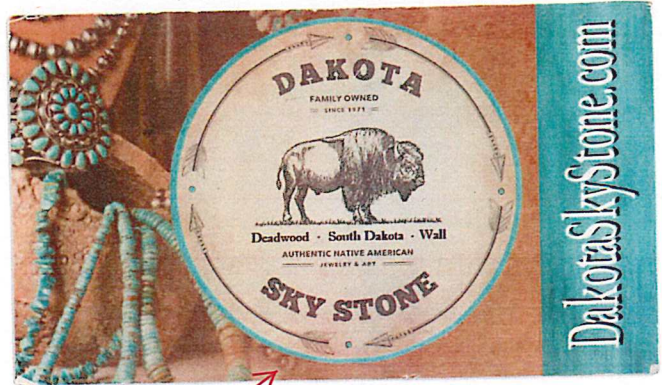
The sign permit application in review as proposed requires no variances from the sign ordinance. Signage variances may be obtained if the sign review commission is able to find *"special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, distance 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 sign permit for new projecting sign at 671 Main Street

OR

Motion to deny proposed sign permit application as submitted.



Sign will be round logo.



SIGN PERMIT STAFF REPORT

Sign Review Commission
July 17, 2019

Applicant: Jeff and Will Storhaug

Address: 518 Cliff Street, Deadwood, SD 57732

Site Address of Proposed Signage: 518 Cliff Street (Twin City Construction)

Computation of Sign Area

Building Frontage: 40 Feet

Total Available Signage: 80 Square Feet

Existing Signage: None

Remaining Available Signage Area: 80 Square Feet

Proposed Sign Project: Install new wall sign (30 Square Feet).

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

Proposed Lighting of the Signs: None.

Location of Proposed Sign: Attached is a photograph showing the proposed location.

Discussion

The sign permit application in review is proposed at a location outside the locally-designated historic district and outside the national historic landmark district which is regulated by chapter 15.32.315 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 leased this location and will maintain an office and storage yard for their construction business.

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

OFFICE OF
PUBLIC WORKS
67 Dunlop Avenue
Telephone (605) 578-3082
Fax (605) 578-3101



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

TRENT MOHR
Building Inspector
Dept. of Public Works
Telephone: (605) 578-3082
Fax: (605) 578-3101

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 sign permit for new wall sign at 518 Cliff Street

OR

Motion to deny proposed sign permit application as submitted.

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