

DEADWOOD PLANNING AND ZONING COMMISSION

Tuesday, November 20, 2018 – 5:00 p.m.

City Hall, 102 Sherman Street, Deadwood, SD

AGENDA

1. Call Meeting to Order
2. Approval of October 17, 2018 Minutes
3. Sign Review Commission
 - 399 Cliff Street (Twin City Hardware) Les and Cindy Bellet, Install New Sign**
Action Required:
 - a. Approval/ Denial by Sign Review Commission
 - 61 Charles Street, Regional Hospital, Replace Existing Signs**
Action Required:
 - a. Approval/ Denial by Sign Review Commission
 - 71 Charles Street, Regional Hospital, Replace Existing Signs**
Action Required:
 - a. Approval/ Denial by Sign Review Commission
 - 1906 Deadwood Mountain Drive, Deadwood Mountain Grand, Install Light Pole Banners**
Action Required:
 - a. Approval/ Denial by Sign Review Commission
4. Planning and Zoning Commission and Board of Adjustments
 - Transfer of Property – 752 and 754 Stage Run – Josh & Larissa Morovits/Miles & Jane Heth**
Lots 1A and 2A, Block 1 of Palisades Tract of Deadwood Stage Run Addition to the City of Deadwood, All located in the SW1/4 Section 14, the SE1/4 of Section 15, the NE1/4 NE1/4 of Section 22 and the N1/2 NW1/4 of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. Formerly Lots 1 and 2, Block 1 of Palisades Tract of Deadwood Stage Run Addition

Action Required:
 - a. Approval/Denial by Planning and Zoning Commission
 - b. Approval/Denial by Deadwood Board of Adjustment
5. Items from Staff
 - a. Sign Ordinance
 - b. Outlaw Square
 - c. Pine Street Archway
 - d. Main Street Master Plan
6. Adjourn

CITY OF DEADWOOD
PLANNING AND ZONING COMMISSION
Wednesday, October 17, 2018

The meeting of the Deadwood Planning and Zoning was called to order by Secretary John Martinisko on Wednesday, October 17, 2018, 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, Jim Shedd and Bill Rich

Absent: Tony Biesiot and Brett Runge

Board of Adjustments Present: Dave Ruth, Jr., Sharon Martinisko, Gary Todd and Charlie Struble

Staff Present:

Bob Nelson, Jr. and Meghan Wittmis

Approval of September 19, 2018 Minutes:

It was moved by Mr. Shedd and seconded by Mr. Rich to approve the September 19, 2018 meeting minutes. Aye - All. Motion carried.

Planning and Zoning Commission and Board of Adjustments:

Consolidating Parcels - Deadwood Stage Run Addition - Joseph Lee Schmitz Trust

Mr. Nelson Jr. stated before you is approval for the final plat submitted by the Joseph Lee Schmitz Trust to consolidate parcels in the Deadwood Stage Run Addition, 749 Stage Run. Legally described as Lot 8A, Block 2 of Palisades Tract of Deadwood Stage Run Addition, Formerly Lots 6A, 6B and 8 of Block 2; All located in the SW ¼ Section of 14, the SE ¼ of Section 15, the NE ¼ NE ¼ of Section 22 and the N ½ NW ¼ of Section 23, T.5N, R.3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. The owner is consolidating for tax purposes. *It was moved by Mr. Shedd and seconded by Mr. Rich to approve the final plat consolidating parcels of Lot 8A, Block 2 of Palisades Tract of Deadwood Stage Run Addition, Formerly Lots 6A, 6B and 8 of Block 2; All located in the SW ¼ Section of 14, the SE ¼ of Section 15, the NE ¼ NE ¼ of Section 22 and the N ½ NW ¼ of Section 23, T.5N, R.3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. Aye - All. Motion carried.*

Meeting Adjourned

Board of Adjustments:

Commissioner Todd called the meeting to order.

Consolidating Parcels - Deadwood Stage Run Addition - Joseph Lee Schmitz Trust

Mr. Todd stated the item on the agenda is the consolidation of parcels in the Deadwood Stage Run addition, the owner the Joseph Lee Schmitz Trust. *It was moved by Mr. Ruth, Jr. and seconded by Mrs. Martinisko to approve the final plat consolidating parcels of Lot 8A, Block 2 of Palisades Tract of Deadwood Stage Run Addition, Formerly Lots 6A, 6B and 8 of Block 2; All located in the SW ¼ Section of 14, the SE ¼ of Section 15, the NE ¼ NE ¼ of Section 22 and the N ½ NW ¼ of Section 23, T.5N, R.3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. Aye - All. Motion carried.*

Meeting Adjourned

Planning and Zoning Commission Meeting Reconvened

Items From Staff (no action taken)

- Mr. Nelson Jr. stated the Comprehensive Plan will be in front of this commission on November 7th for recommendation to the City Commission.
- Mr. Nelson Jr. stated the Main Street Master Plan has started. The consultant team was in Deadwood for Oktoberfest. They are putting together a cost estimate for bonding.
- Mr. Nelson, Jr. stated Scull Construction is the CMAR, Construction Manager at Risk, for the Downtown Gathering Space. There is a design team, very similar to the Main Street Master Plan team. There was a kick off meeting today; this project will start progressing rapidly.
- Mr. Nelson, Jr. stated the Lower Main Highway project is out for bid this month. We should have some number in November and will know if construction will happen in 2019.
- Mr. Nelson, Jr. stated there is tree trimming happening at Gordon Park to clean up after storm Atlas and the hail this summer.

Other Items:

Mr. Ruth, Jr. stated he knows staff has been working on updating the Sign Ordinances. He urges staff and the

commission to look at how complaints are handled. There are several illegal signs in town that are not being addressed. When reviewing the ordinances it needs to be very clear who should be enforcing the ordinance. Mr. Rich asked who does the enforcement now. Mr. Nelson, Jr. stated this falls to Trent Mohr. Maybe the Commission needs to assign a citation book so we can get better action. Mr. Nelson, Jr. stated it will only get worse if something isn't done soon. Mr. Rich stated can we give Trent administrative authority to issue a citation. Mr. Nelson, Jr. stated right now if Trent can't get a resolution by contacting the owner of the sign it falls to our Ordinance Officers. It is believed that Trent doesn't have the authority to issue citations. Mr. Ruth, Jr. stated it needs to be built into the ordinance of who can issue citations.

Adjournment:

It was moved by Mr. Shedd 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 5:11 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Meghan Wittmis, Planning & Zoning Office/Recording Secretary

SIGN PERMIT STAFF REPORT

Sign Review Commission
November 20, 2018

Applicant: Les and Cindy Bellet

Address: 406 Dixon Street, Lead, SD 57754

Site Address of Proposed Signage: 399 Cliff Street (Twin City Hardware)

Computation of Sign Area

Building Frontage: 239 Feet

Total Available Signage: 478 Square Feet

Existing Signage: none

Remaining Available Signage Area: 478 Square Feet

Proposed Sign Project: Install new wall sign (15 Square Feet).

Proposed Building Materials: Metal and Plastic.

Proposed Lighting of the Signs: Internal illumination.

Location of Proposed Sign: Attached is a photograph showing the sign installed.

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.*

In order to replace the siding on this property the applicant removed all existing signage. This proposed sign is the first new sign to be installed.

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 wall sign at 399 Cliff Street

OR

Motion to deny proposed sign permit application as submitted.



SIGN PERMIT STAFF REPORT

Sign Review Commission
November 20, 2018

Applicant: Regional Hospital

Address: 1906 Lombardy Drive Rapid City, SD 57703

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

Computation of Sign Area

Building Frontage: 222 Feet

Total Available Signage: 444 Square Feet

Existing Signage: One projecting sign (8 Square Feet). Existing freestanding sign to be replaced. Existing wall sign to be refaced.

Remaining Available Signage Area: 436 Square Feet

Proposed Sign Project: Install new freestanding sign, marked as "A" (84 Square Feet) in place of existing sign. Reface existing wall sign above the Emergency entrance marked as "B".

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

Proposed Lighting of the Signs: Current wall sign will remain internally illuminated. New freestanding sign is to be internally illuminated.

Location of Proposed Sign: New freestanding sign will be in the same location as existing. Wall sign location will remain unchanged.

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 project is part of an overall standardizing of signs at Regional Hospital locations in the Northern Hills.

The proposed signs require variances for internal illumination and use of plastics.

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 sign permit for new freestanding sign and reface of existing wall sign granting variances for internal illumination and use of plastics at 61 Charles Street

OR

Motion to deny proposed sign permit application as submitted.



NOTE:
- SIGN IS DOUBLE SIDED

W10X60 STEEL I-BEAM, POWDERCOAT, P3, WITH
1 1/2" T WESTERN RED CEDAR INSET PLANK,
TYP. BOTH SIDES

6" X 4" ALUMINUM C CHANNEL
BUILT INTO SIGN CABINET

EXTERIOR RATED ELECTRICAL CONDUIT
MOUNTED TO WEB OF I-BEAM, PTD P3

CAST-IN-PLACE CONCRETE FOOTING PER
ENGINEER SPECIFICATIONS

<div style="border: 1px solid black; padding: 5px; text-align: center;"> B E R B E R I C H </div>	X	REVIEWED
	_____	REVISE AND RESUBMIT
	_____	FURNISH AS CORRECTED
	_____	SUBMIT SPECIFIED ITEMS
DESIGN RB INITIALS <u>09/13/2018</u> DATE		

This design review is only for general conformance with the design concept and information given in the Design Intent Documentation. Corrections or comments made on the shop drawings during this review do not relieve the Contractor / Fabricator from compliance with the requirements of the plans and specifications. Review of a specific item shall not include review of an assembly of which the item is a component. The Contractor / Fabricator is responsible for: verifying the message schedule(s) with the Owner / Client prior to fabrication; dimensions to be confirmed and correlated to the job site; information that pertains solely to the fabrication processes or to the means, methods, techniques, sequences and procedures of construction; coordination of the work with that of all other trades and performing all work in a safe and satisfactory manner.

LEAD/DEADWOOD - HOSPITAL

XR2.00

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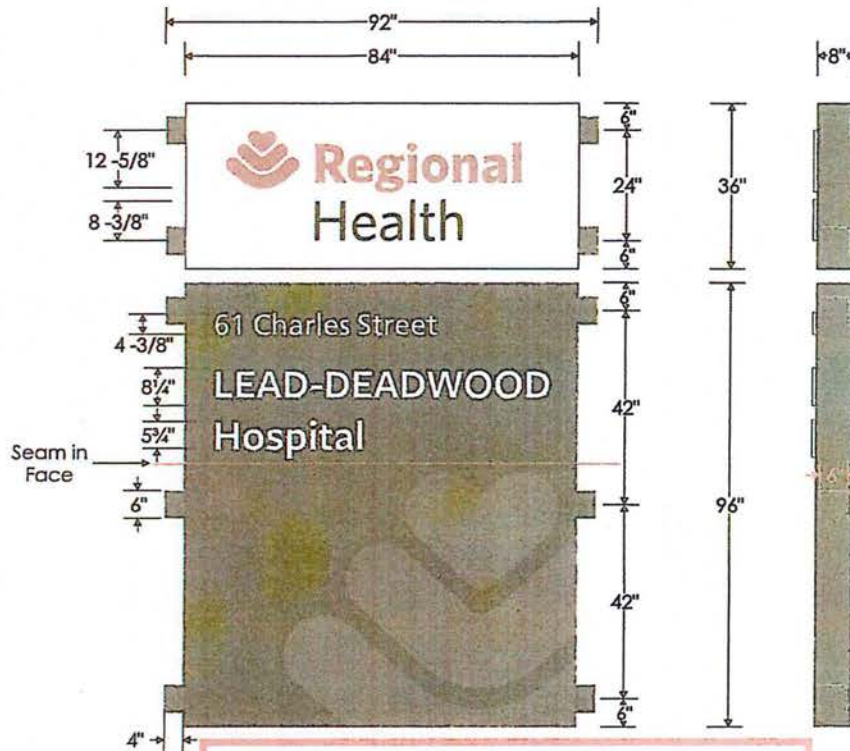
APPROVAL:

X

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<input checked="" type="checkbox"/>	REVIEWED
<input type="checkbox"/>	REVISE AND RESUBMIT
<input type="checkbox"/>	FURNISH AS CORRECTED
<input type="checkbox"/>	SUBMIT SPECIFIED ITEMS
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36" x 84" x 8" & 96" x 84" x 8" Double Faced Alum Dak C Channel Frames

Quantity: 1 Each
Retainer: None
Primary Power: 120 VAC
Illumination: DF Allanson Gen2 Modules on Tube
Illumination Direction: Horizontal
Illumination Spacing: 12" Center to Center Max
Elect. Out Location: On End Near Bottom (Leave a 15' whip for top frame and 7' whip for bottom frame.)
Switch Location: External End Near Bottom
Listing: UL Label
Mounting: Between 2 poles w/ 6" OD (5" ID) C Channel Extending Out of Frame 4" (Open end of C Channel to face down)
Pole Spacing: 92.25" from Inside to Inside of Poles
Pole Size: 10x60 Steel I-Beam
Eyebolt Quantity: 1
Paint Color: MP 20307 (Eggshell Finish) -3" C Channel Painted to Match Frames

36" x 84" & 96" x 84" Routed Alum Faces w/ Push Thru Letters/Logo

Quantity: 2 Each
Thickness: (.125")
Face Attachment: Counter Sunk Screwed
Routed Copy: Regional Health, 3pc. Logo, 61 Charles Street, Lead-Deadwood Hospital
Push Thru Type: Frosted Edges
Regional, 3pc Logo: .75" Clear Acrylic (3635-222 Black Perforated vinyl Painted MP 12429 Red & Applied to 1st Surface)
Health: .75" Clear Acrylic (3635-222 Black Perforated Vinyl Applied to 1st Surface)
61 Charles Street, Lead-Deadwood, Hospital: .75" Clear Acrylic (3630-20 White Vinyl Applied to 1st Surface)
Logo: Painted 90% of MO 07458 (Eggshell Finish with Clear Coat)
Paint Color: Top Face: MP 31645 White (Eggshell Finish with Clear Coat)
 Bottom Face: MP 20307 (Eggshell Finish with Clear Coat)

LEAD/DEADWOOD - HOSPITAL

XR2.01

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APPROVAL:
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30" Trim Size

96" Trim Size



Existing 1 1/2" Retainer

**Replacement White Flat Polycarbonate Face
(1st Surface Decoration)**

Quantity: 1
Height: 30"
Length: 96"
Trim Size: Yes
Thickness: (.118)
Background: 3630-43 Light Tomato Red Vinyl
All Copy & Logo: White
Hanger Bar: None

BER
ER
ICH

DESIGN

☒ REVIEWED
☐ REVISE AND RESUBMIT
☒ FURNISH AS CORRECTED
☐ SUBMIT SPECIFIED ITEMS
☐ INITIALS 08/13/2018 DATE

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EXISTING CONDITION
SCALE: NTS

NOTE:

- FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION
- VERIFY CONDITION OF EXISTING LIGHTING AND CONFIRM ALL IS IN WORKING ORDER

RH - LEAD-DEADWOOD HOSPITAL



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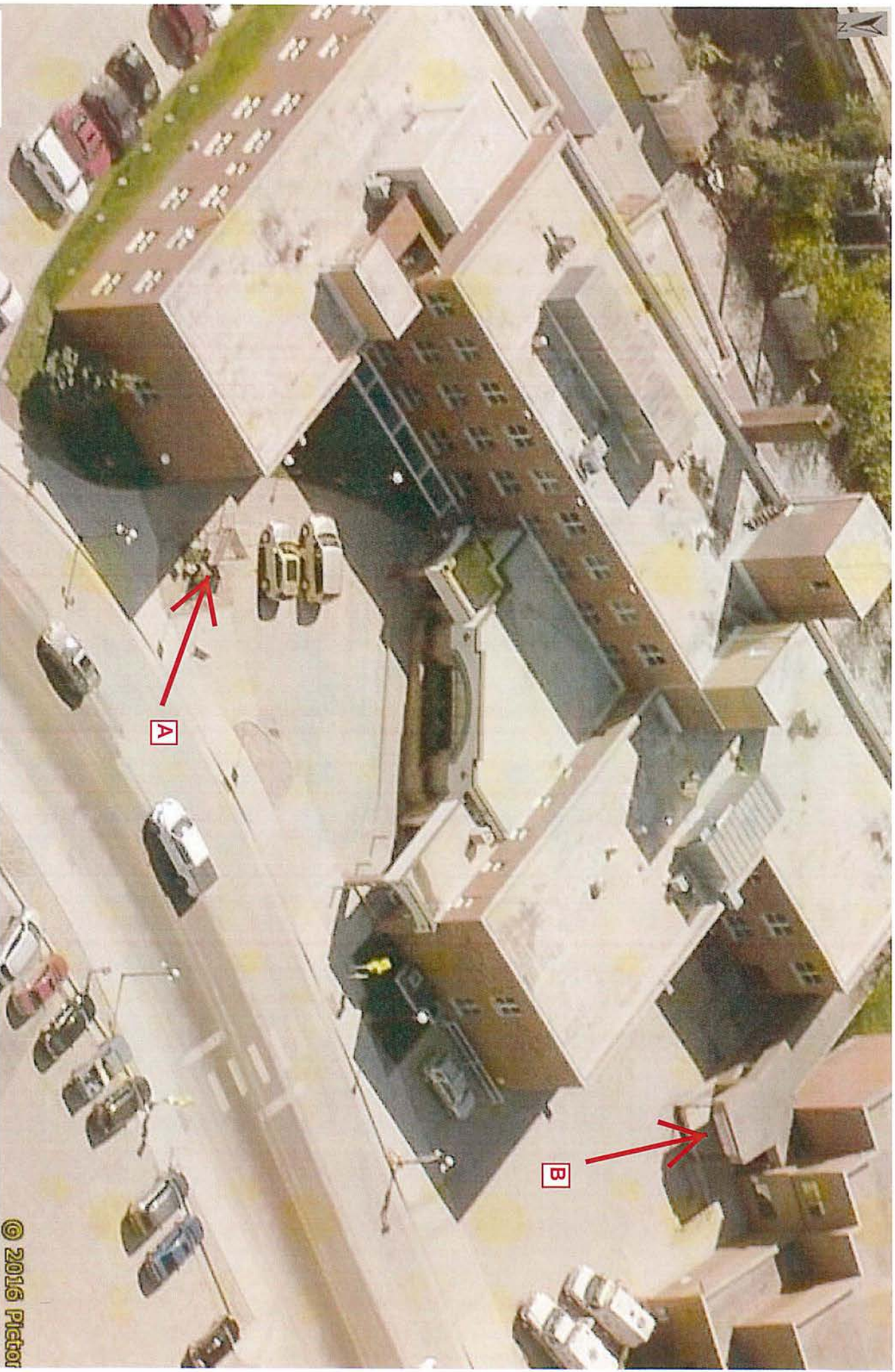
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B

61 Charles Street



05/12/2016

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Bob Nelson
Zoning Administrator
Planning and Zoning
The City of Deadwood
108 Sherman Street
Deadwood, SD 57732

Regional Health Signage Replacement for the City Deadwood

Regional Health Hospital and Regional Health Medical Clinic located in City of Deadwood on Charles Street is a community based organization committed to preserving and strengthening health care for the people in the region.

The Deadwood Hospital is one of four hospitals operated by Regional Health that is designated as a "Critical Access" hospital. This hospital employs 80 team members (clinical and non-clinical) and has an inpatient bed capacity of 18 along with an Emergency Department, Ambulance Services, and Advance Life Support services.

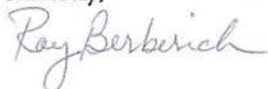
The Medical Clinic located next to the hospital offers Urgent Care Services, Pharmacy and Home Health products.

The Regional Health organization as a whole is undergoing a new rebranding effort and with this effort has chosen to begin with their northern Black Hills facilities. Over the next few weeks you will begin to see many of Regional Health facilities throughout Deadwood, Spearfish, Belle Fourche and beyond with new signage that will have a consistent look and feel with several sign types being internally illuminated.

We are hoping to maintain this similar "look & feel" for all Regional Health signage in the region. In Deadwood, we request a variance for three freestanding signs and one wall mounted sign that would require internal illumination. These signs would include the replacement of the Main Entry Hospital Sign, a new sign identifying the Emergency Entrance, the replacement of the existing Medical Clinic sign that would include Urgent Care Services and a wall mounted sign over the Medical Clinic entrance. Along with maintaining the consistent look for Regional Health facilities, we feel that the internal illumination is especially needed for ease of use in what many times is a stressful situation for folks trying to locate the specific services that the hospital and clinic provides.

Thank you for your time and consideration.

Sincerely,



Ray Berberich
rberberich@bdtaid.com
605-430-5170

SIGN PERMIT STAFF REPORT

Sign Review Commission
November 20, 2018

Applicant: Regional Hospital

Address: 1906 Lombardy Drive Rapid City, SD 57703

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 (16 Square Feet) all other existing signs are to be replaced.

Remaining Available Signage Area: 206 Square Feet

Proposed Sign Project: Replace existing signs with same type of sign in same location. New signs are:

- Freestanding sign marked as "D" (18 Square Feet).
- Freestanding sign marked as "E" (18 Square Feet).

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

Proposed Lighting of the Signs: Internal Illumination.

Location of Proposed Sign: All new signs would in the same location as the existing signs they are replacing.

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 project is part of an overall standardizing of signs at Regional Hospital locations in the Northern Hills.

The proposed signs require variances for internal illumination and use of plastics.

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 sign permits for two freestanding signs granting variances for internal illumination and use of plastics at 71 Charles Street

OR

Motion to deny proposed sign permit application as submitted.



W8X24 STEEL I-BEAM, POWDER COAT, P3, WITH
1" T WESTERN RED CEDAR INSET PLANK, TYP.
BOTH SIDES

3" X 3" ALUMINUM C CHANNEL
BUILT INTO SIGN CABINET

<div style="border: 1px solid black; padding: 5px; text-align: center;"> BER BER ICH </div>	<input checked="" type="checkbox"/> REVIEWED
	<input type="checkbox"/> REVISE AND RESUBMIT
	<input type="checkbox"/> FURNISH AS CORRECTED
	<input type="checkbox"/> SUBMIT SPECIFIED ITEMS
DESIGN <input checked="" type="checkbox"/> INITIALS <u>RB</u> DATE <u>09/13/2018</u>	
<p><small>This design review is only for general conformance with the design concept and information given in the Design Intent Documentation. Corrections or comments made on the shop drawings during this review do not relieve the Contractor / Fabricator from compliance with the requirements of the plans and specifications. Review of a specific item shall not include review of an assembly of which the item is a component. The Contractor / Fabricator is responsible for: verifying the message schedule(s) with the Owner / Client prior to fabrication; dimensions to be confirmed and correlated at the job site; information that pertains solely to the fabrication processes or to the means, methods, techniques, sequences and procedures of construction; coordination of the work with that of all other trades and performing all work in a safe and satisfactory manner.</small></p>	

EXTERIOR RATED ELECTRICAL CONDUIT
MOUNTED TO WEB OF I-BEAM, PTD P3

CAST-IN-PLACE CONCRETE FOOTING PER
ENGINEER SPECIFICATIONS

LEAD/DEADWOOD - MEDICAL CLINIC & URGENT CARE

XR4.00



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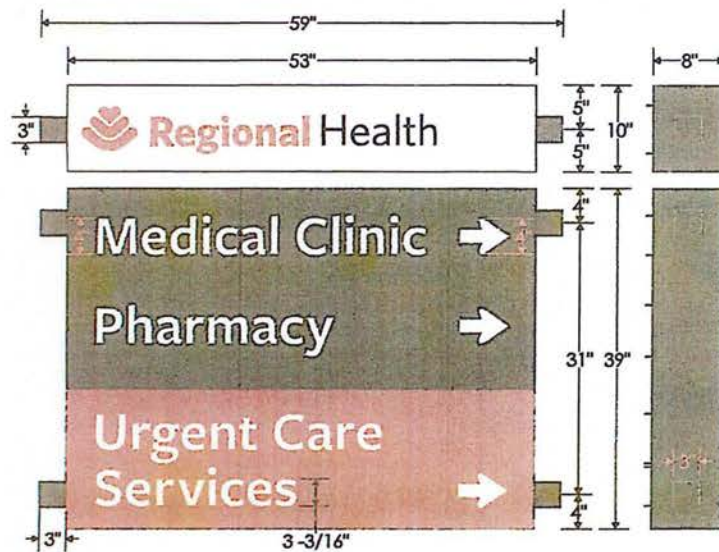
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CONSENT FROM MANN SIGNS, INC.





10" x 53" x 8" & 39" x 53" x 8" Double Faced Aluminum Dak C Channel Frames

Quantity: 1 each
Retainer: None
Back Material: (.063) Aluminum Painted MP 20307 (Eggshell Finish with Clear Coat)
Primary Power: 120 VAC
Illumination: SF Allanson Gen2 Modules Only
Illumination Direction: Horizontal
Illumination Spacing: 8" Center to Center Maximum
Elect. Out Location: Right End Near Bottom (Leave 5' whip)
Switch Location: End Near Bottom
Usling: UL Label
Mounting: Between 2 Poles / 3" OD (2-5/8" ID) C Channel Extending Out of frame 3" (Open End of C Channel to face down)

Pole Spacing: 59 1/2" from Inside to Inside of Poles
Pole Size: W8x24 Steel I-Beam
Eyebolt Quantity: 1
Paint Color: MP 20307 (Eggshell Finish with Clear Coat) - 3" C Channel Painted to Match Frame

10" x 53" Flat Aluminum Face with Push Thrus (First Surface Decoration)

Quantity: 2
Thickness: (.080)
Face Attachment: Counter Sunk Screwed to Frame
Routed Copy: Logo, Regional Health
Push Thru Type: Frosted Edges
Logo, Regional: 3/4" Clear Acrylic (3635-222 Black Perforated Vinyl Painted MP 12429 Red & Applied to First Surface)
3/4" Clear Acrylic (3635-222 Black Perforated Vinyl Applied to First Surface)
MP 3164: White (Eggshell Finish with Clear Coat)

39" x 53" Flat Aluminum Face with Push Thrus (First Surface Decoration)

Quantity: 2
Thickness: (.080)
Face Attachment: Counter Sunk Screwed to Frame
Routed Copy: Medical Clinic, Arrows, Pharmacy, Urgent Care Services
Push Thru Type: Frosted Edges
All Copy & Arrows: 3/4" Clear Acrylic (3630-20 White Vinyl Applied to First Surface)
Background for Urgent Care Services: Painted MP 12429 Red (Eggshell Finish with Clear Coat)
Paint Color: MP 20307 (Eggshell Finish with Clear Coat)

Other Notes:
- Bottom cabinet contains weep holes.

DESIGN INTENT
REVIEWED
REVISE AND RESUBMIT
FURNISH AS CORRECTED
SUBMIT SPECIFIED ITEMS
INITIALS 09/13/2018 DATE

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CLIENT

APPROVAL:

BRC

X

LEAD/LEADWOOD - MEDICAL CLINIC & URGENT CARE

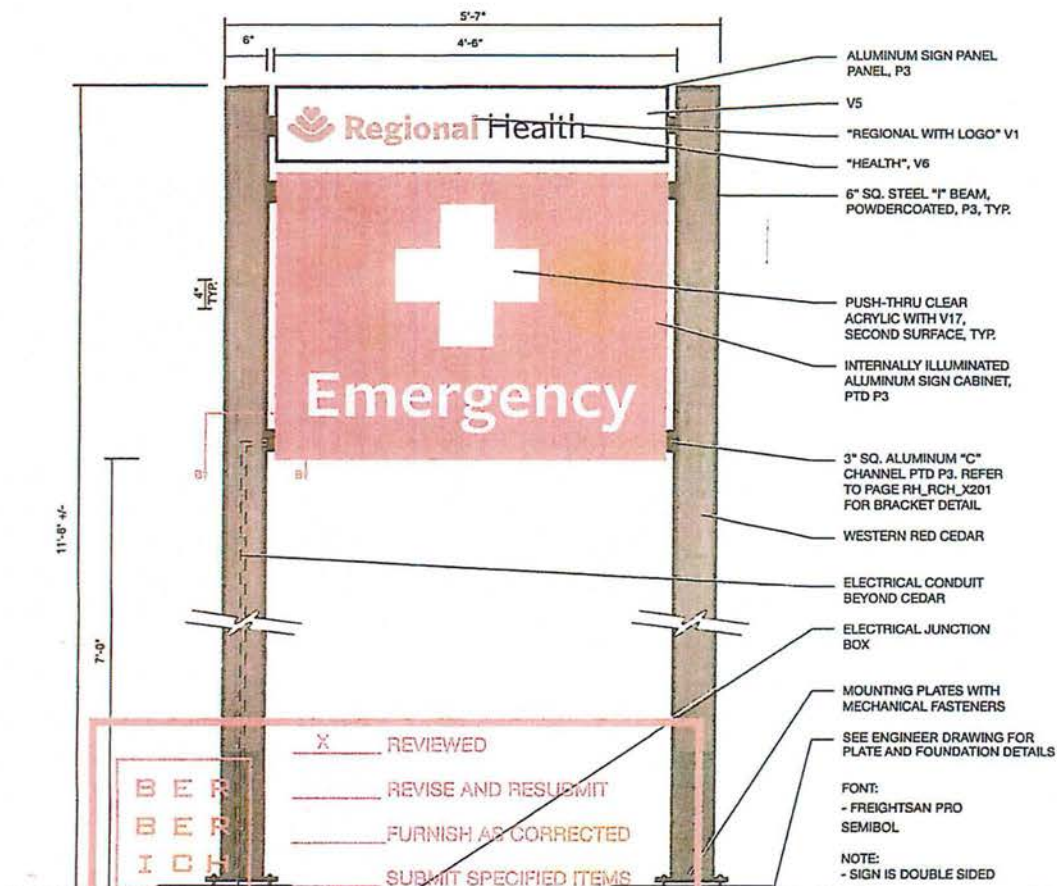
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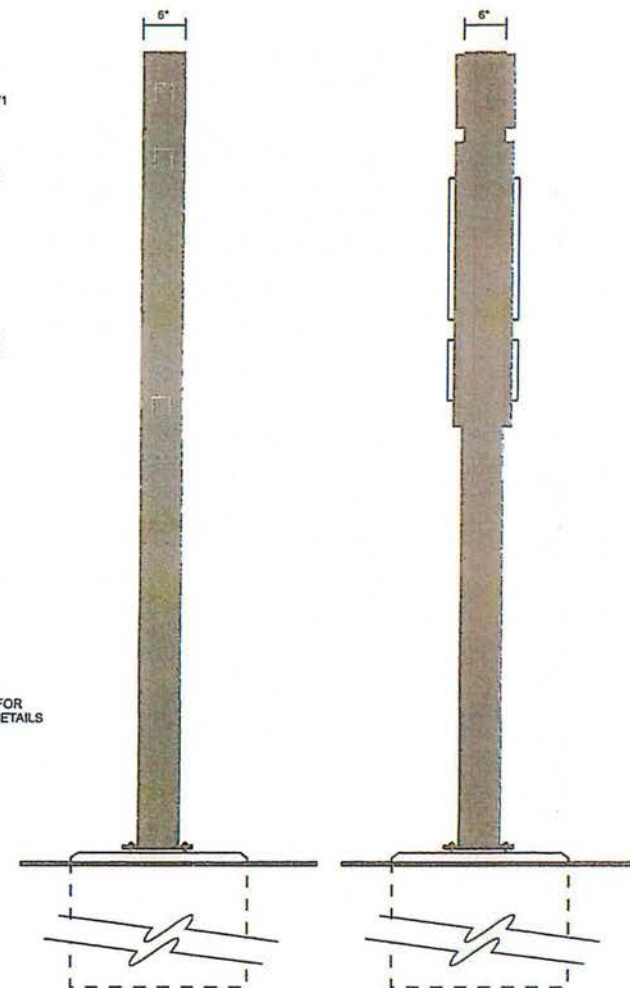




☒ REVIEWED
☐ REVISE AND RESUBMIT
☐ FURNISH AS CORRECTED
☐ SUBMIT SPECIFIED ITEMS

DESIGN FB INITIALS 09/13/2018 DATE

This design review is only for general conformance with the design concept and information given in the Design Intent Documentation. Corrections or comments made on the shop drawings during this review do not relieve the Contractor / Fabricator from compliance with the requirements of the plans and specifications. Review of specific items shall not include review of an assembly of which the item is a component. The Contractor / Fabricator is responsible for: verifying the message schedule(s) with the Owner / Client prior to fabrication; dimensions to be confirmed and correlated at the job site; information that pertains solely to the fabrication processes or to the means, methods, techniques, sequences and procedures of construction; coordination of the work with that of all other trades and performing all work in a safe and satisfactory manner.



LEAD-DEADWOOD HOSPITAL - EMERGENCY ENTRY

XR4.00



mann
SIGNS, INC

1507 Continental Ave
Bismarck, ND 58504
701-355-1111
www.mannsignsinc.com

CLIENT:

BRC

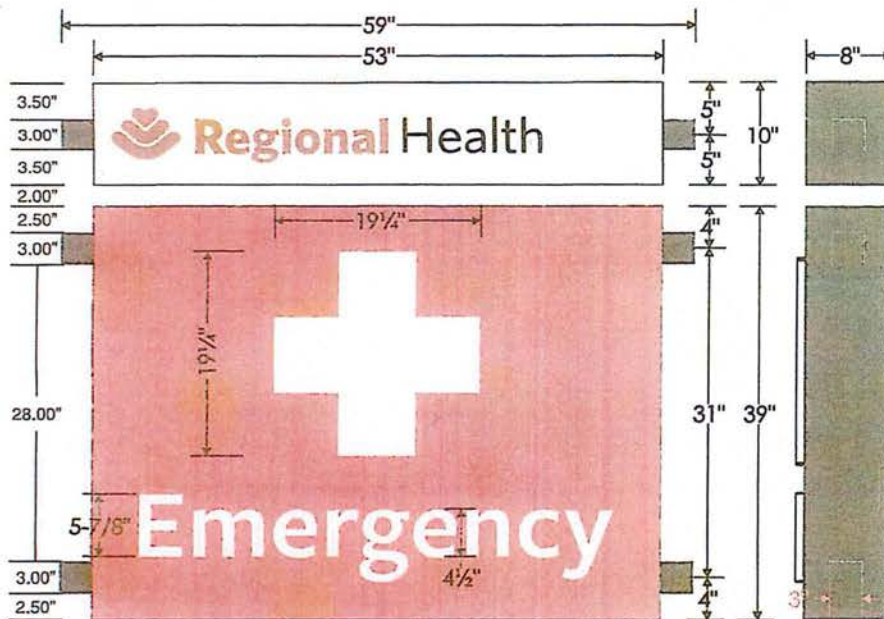
APPROVAL:

X

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 OR PART WITHOUT WRITTEN
 CONSENT FROM MANN SIGNS, INC.





10" x 53" x 8" Double Faced Aluminum Dak C Channel Frame

Quantity: 2
Retainer: None
Back Material: (.063) Aluminum Painted MP 20307 (Eggshell Finish with Clear Coat)
Primary Power: Non-Illuminated
Mounting: Between 2 Poles w/ 3" C Channel Extending Out of Frame 2" (Open end of C Channel to face down)
Pole Spacing: 58" from Inside to Inside of Poles
Pole Size: 6" x 6" I Beam
Eyebolt Quantity: 1
Paint Color: MP 20307 (Eggshell Finish with Clear Coat) - 3" C Channel Painted to Match Frames

Other Notes:

- Bottom cabinet contains weep holes.

10" x 53" Flat Aluminum Face (1st Surface Decoration)

Quantity: 2
Thickness: (.080)
Face Attachment: Counter Sunk Screwed to Frame
All Copy & Logo: Digital Print (colors: PMS 174 & Black)
Paint Color: MP 31645 White (Eggshell Finish with Clear Coat)

39" x 53" x 8" Double Faced Aluminum Dak C Channel Frame

Quantity: 1
Retainer: None
Back Material: (.063) Aluminum Painted MP20307 (Eggshell Finish with Clear Coat)
Primary Power: 120 VAC
Illumination: SF Allanson Gen2 Modules Only
Illumination Direction: Horizontal
Illumination Spacing: 8" Center to Center Maximum
Elect. Out Location: Right End Near Bottom (Leave 5" whip)
Switch Location: End Near Bottom
Listing: UL Label
Mounting: Between 2 Poles w/ 3" OD (2 -5/8" ID) C Channel Extending Out of Frame 3" (Open end of C Channel to face down)
Pole Spacing: 59 1/4" from Inside to Inside of Poles
Pole Size: W8x24 I-Beam
Eyebolt Quantity: 1
Paint Color: MP 20307 (Eggshell Finish with Clear Coat) - 3" C Channel Painted to Match Frames

39" x 53" Flat Aluminum Face with Push Thrus (First Surface Decoration)

Quantity: 2
Thickness: (.080)
Face Attachment: Counter Sunk Screwed to Frame
Routed Copy: Cross & Emergency
Push Thru Type: Frosted Edges
Paint Color: 3/4" Clear Acrylic (3630-20 White Vinyl Applied to First Surface)
Other Notes: MP 10844 Red (Eggshell Finish with Clear Coat)
 - Bottom cabinet contains weep holes.

REVIEWED	X
REVISE AND RESUBMIT	
FURNISH AS CORRECTED	
SUBMIT SPECIFIC ITEMS	
INITIALS	RB
DATE	09/13/2018

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CLIENT	APPROVAL
BRC	X



mann
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 Bismarck, ND 58504
 701-355-1111
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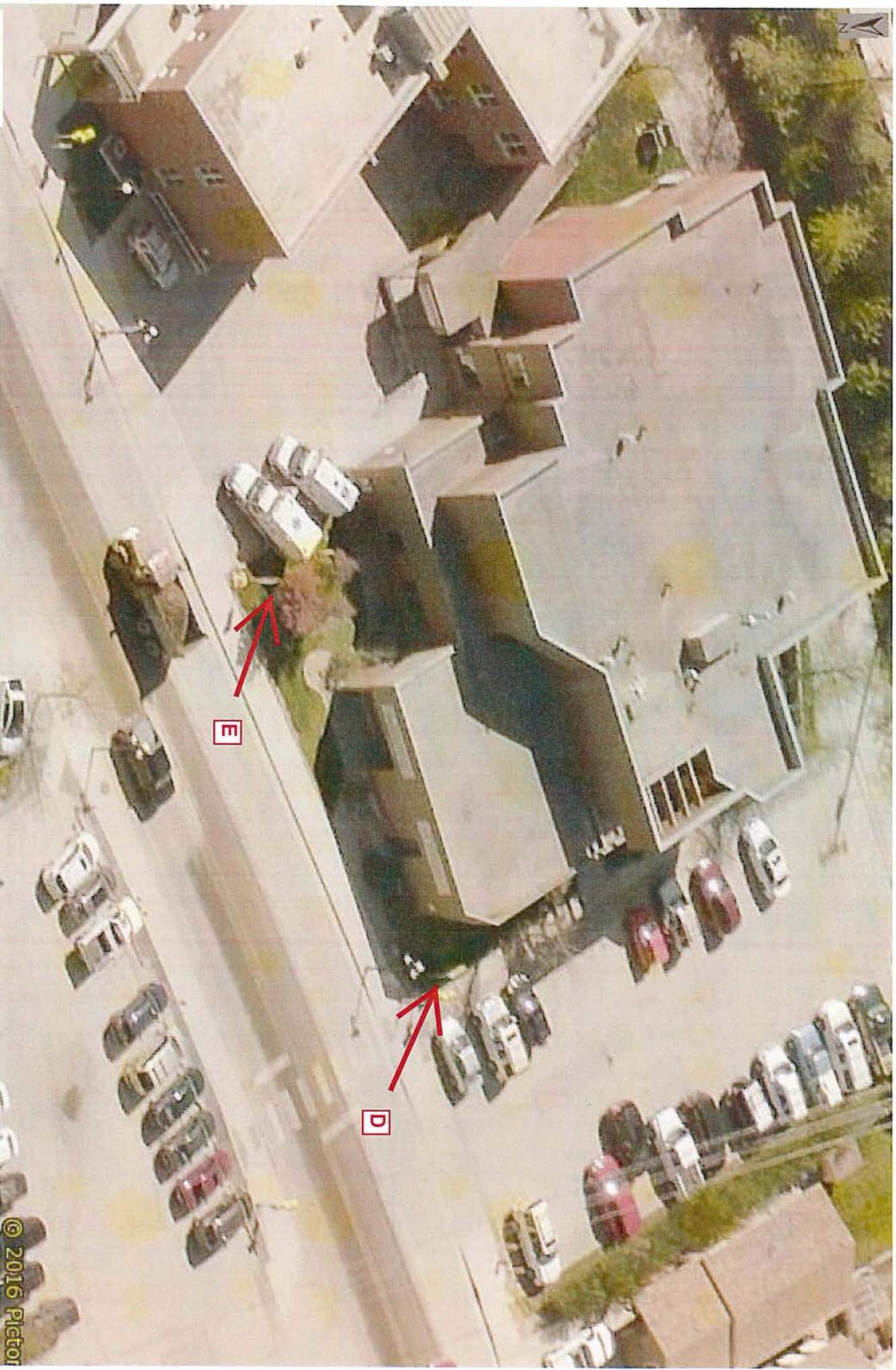
XR4.01

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E

71 Charles Street



05/12/2016

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Bob Nelson
Zoning Administrator
Planning and Zoning
The City of Deadwood
108 Sherman Street
Deadwood, SD 57732

Regional Health Signage Replacement for the City Deadwood

Regional Health Hospital and Regional Health Medical Clinic located in City of Deadwood on Charles Street is a community based organization committed to preserving and strengthening health care for the people in the region.

The Deadwood Hospital is one of four hospitals operated by Regional Health that is designated as a "Critical Access" hospital. This hospital employs 80 team members (clinical and non-clinical) and has an inpatient bed capacity of 18 along with an Emergency Department, Ambulance Services, and Advance Life Support services.

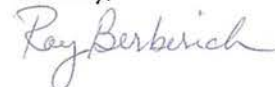
The Medical Clinic located next to the hospital offers Urgent Care Services, Pharmacy and Home Health products.

The Regional Health organization as a whole is undergoing a new rebranding effort and with this effort has chosen to begin with their northern Black Hills facilities. Over the next few weeks you will begin to see many of Regional Health facilities throughout Deadwood, Spearfish, Belle Fourche and beyond with new signage that will have a consistent look and feel with several sign types being internally illuminated.

We are hoping to maintain this similar "look & feel" for all Regional Health signage in the region. In Deadwood, we request a variance for three freestanding signs and one wall mounted sign that would require internal illumination. These signs would include the replacement of the Main Entry Hospital Sign, a new sign identifying the Emergency Entrance, the replacement of the existing Medical Clinic sign that would include Urgent Care Services and a wall mounted sign over the Medical Clinic entrance. Along with maintaining the consistent look for Regional Health facilities, we feel that the internal illumination is especially needed for ease of use in what many times is a stressful situation for folks trying to locate the specific services that the hospital and clinic provides.

Thank you for your time and consideration.

Sincerely,



Ray Berberich
rberberich@bdtaid.com
605-430-5170

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084

DEADWOOD

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

ROBERT E. NELSON JR
Planning and Zoning
Telephone: (605) 578-2082
Fax: (605) 578-2084
bobjr@cityofdeadwood.com

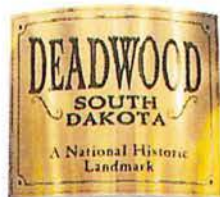
November 12, 2018

Deadwood Planning and Zoning Commission:

The Deadwood Mountain Grand has proposed light pole banners on three lamp posts paralleling Deadwood Mountain Drive. Staff determined the best course of action was for the Deadwood Mountain Grand to submit a sign permit application with no fees for the request and allow the Planning and Zoning Commission to take action on the request. In reviewing the Sign Ordinance it appears 15.32.130.11 below, which is within the "Disallowed Signs" section of the ordinance relates to the proposal. Staff interpretation of number eleven would allow the light pole banners but only for the designated holiday and ten days before and after. The course of action requires the Planning and Zoning Commission to designate the "Holiday" in regards to timeline and the ten days before and after.

11. Continuous strings of pennants, flags, fringe or other similar decorations shall not be allowed. Such decorations may, however, be provided in association with the Fourth of July or other such state and local holidays as may be designated by the sign commission on request, and may not be put in place prior to ten (10) days nor remain in place after ten (10) days from the holiday. In particular, the flag of the United States of America represents a living country and is itself considered a living thing. No disrespect should be shown to the flag of the United States of America, which includes being used solely for advertising purposes. The flag of the United States of America shall not be placed to call attention to, decorate, mark, or distinguish the building on which it is placed. One flag of the United States of America is considered patriotic, while a string of flags of the United States of America is considered advertising and disrespectful, unless displayed according to the Fourth of July exception noted above, or pursuant to section [15.32.140\(A\)\(14\)](#), below. Please also see United States Code, Title 4, Chapter 1 for a full explanation of the Flag Code.

Action: Approve or Deny use of Flag Pole Banners as may be allowed under title 15.32.130.11 and designate the dates of the Christmas Holiday. (This will not include the ten day prior or after)



SIGN PERMIT APPLICATION

Property Owner: Deadwood Mountain Grand

Mailing Address: PO Box 308 Deadwood, SD 57732

Street City State Zip

Telephone: (605) 559-0386

Proposed Sign Location

Business Name & Address: 1906 Deadwood Mountain Drive

Proposed Sign Location on Building: Light Pole Banners on the Entry Driveway - Seasonal Christmas

Sign Contractor: Self Telephone: (605) 559-0386

Business Name

Sign Ordinance Requirements

Please refer to Title 15 of the City of Deadwood Code of Ordinances. The following must be submitted prior to any action being taken on your request.

- 15.32.170 Application fee of \$100.00 payable to the City of Deadwood.
- 15.32.190 A Drawings of the sign at a scale of not less than one inch equals one foot scale when the longest dimension of the sign is ten (10) feet or less.
- 15.32.190 B Drawings of the sign at a scale of one-half inch equals one foot when the longest dimension is greater than ten (10) feet.
- 15.32.190 C The drawings shall show all dimensions, materials, and connections. In addition, the drawings shall illustrate the following: details of the construction of the sign; its placement on the building; elevational representations; location on the building; clearances to the building, electrical lines, required exit doors, vents and heights above grade; illuminating type; and signage copy including letter style wording, and any logos or representations (include artist rendering and/or photograph).
- 15.32.190 D The finished colors of the materials shall either be keyed to the elevations of the sign including samples of paint colors, or provided in a separate means of identification that indicates which elements of the sign are to be painted which color, and indicating and including samples of paint colors.
- 15.32.190 E Particular attention should be paid to the anchor and support systems for all signage, with details provided, and a description of the type of material to which it is being attached with particular attention to pull-out strength. (Care should be given to not damage historic building materials by attachment of signs.)
- 15.32.190 F Historic photographs for Landmark signs (where applicable).

- 15.32.190 G Fully complete the sign permit application form, which is available at the office of the city building inspector.
- 15.32.190 H All submittals shall be given to the building inspector a minimum of seven (7) calendar days in advance of the next scheduled sign commission meeting. This sign application will be reviewed on _____ by the Deadwood Sign Commission.

Description and Dimensions of the following MUST also be submitted with your Application:

- Length of business frontage: See attached -(4) - 18" x 36" (to be verified by the building inspector).
- Existing signage:

(detail what classes of signs exist (see 15.32.110) and total square footage of all such signs – to be verified by the building inspector).

Variances:

In the event that the rules and regulations provided in Chapter 15.32 are inadequate to address the type of signage a variance 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 particular business or enterprise to which the applicant desires to draw attention and do not apply generally to all businesses or enterprises in the area." (See 15.32.080 B) However, it is the responsibility of the applicant to provide adequate evidence of such special circumstances or conditions. It is not the City's responsibility to figure out reasons to vary from its own ordinances. Thus, if you want consideration for a variance, you must also include information that would support a variance being granted.

Susan Kington 11.2.18
Signature Date

Susan A Kington
Printed Name of Person Signing on behalf of Property Owner

FINAL APPROVAL SIGNATURES (Shall Not be Signed and Dated until after Review by Sign Review Commission):

Zoning Administrator

Date

City Building Inspector

Date

PLEASE NOTE:

A signed application constitutes the issuance of a Sign Permit.



STAFF REPORT
Planning and Zoning and Board of Adjustment
November 20, 2018 Joint Meeting

APPLICANT: Josh and Larissa Morovits and Miles and Jane Heth

PURPOSE: To transfer the property.

GENERAL LOCATION: 752 and 754 Stage Run

LEGAL DESCRIPTION: Lots 1A and 2A, 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, B.H.M., City of Deadwood, Lawrence County, South Dakota. Formerly Lots 1 and 2, Block 1 of Palisades Tract of Deadwood Stage Run Addition

FILE STATUS: All legal obligations have been completed.

ZONE: R1 – Residential District

CITIZENS RESPONSE:

FOR: NA

AGAINST: NA

STAFF FINDINGS:

Surrounding Zoning:

North: PF Park Forest
South: R1 – Residential
East: PF Park Forest
West: R1 - Residential

Surrounding Land Uses

Vacant/US Forest Service
Residential Housing
Vacant
Residential Housing

SUMMARY OF REQUEST

The Final Plat for Lot 1A and 2A, Block 1, Stage Run Addition has been submitted to facilitate the transfer of land. The property is located off of Mt. Roosevelt Road and it fronts Stage Run Street. The address is 752 and 754 Stage Run.

FACTUAL INFORMATION

1. The property is currently zoned R1 – Residential District
2. Lot 1A, Block 1, is comprised of 1.164 Acres \pm .
Lot 2A, Block 1, is comprised of 1.267 Acres \pm .
3. The subject property is located within a low density residential designation. .
4. Lot 1A and 2A are not located within a flood zone or flood hazard zone.
5. Public facilities are available to serve the property.
6. The area is currently characterized by open space and a new homes.

STAFF DISCUSSION

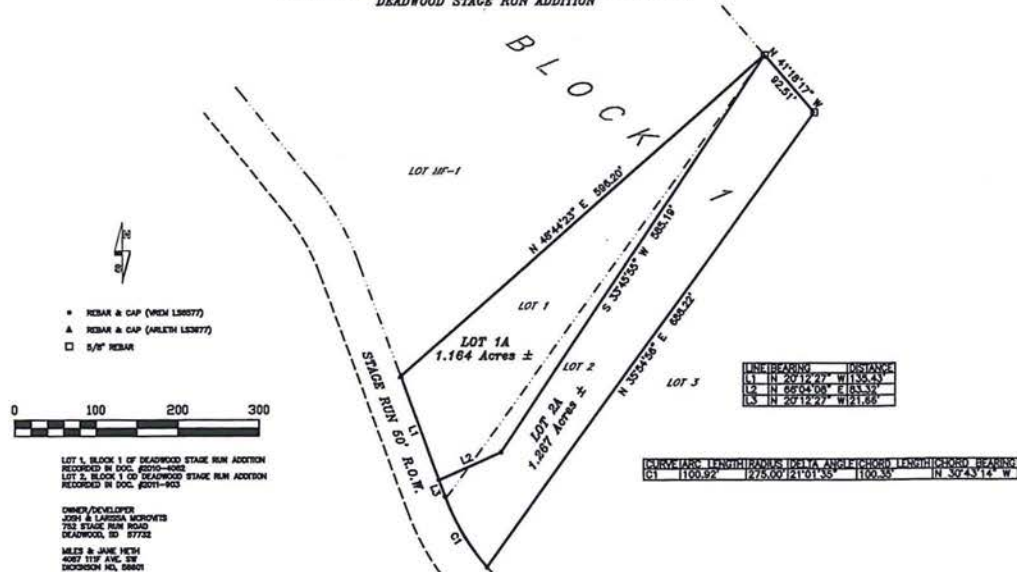
The subject property is being adjusted for an addition to 752 Stage Run.

1. The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
2. Land is identified with a new legal description for the transfer of the land.
3. Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
4. A date is shown on the plat and serves to "fix in time" the data represented on the plat.
5. The street bounding the lot is shown and named.
6. All certifications are indicated and correct on the plat.
7. Dimensions, angles and bearings are shown along the lot lines.
8. Scale of the plat is shown and accompanied with a bar scale.
9. Area's taken out of the mineral survey and remaining acreage is indicated on the plat.

ACTION REQUIRED:

1. Approval / denial by Deadwood Planning and Zoning Commission.
2. Approval / denial by Deadwood Board of Adjustment.

PLAT OF LOTS 1A AND 2A, BLOCK 1 OF PALISADES TRACT OF
DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD
ALL LOCATED IN THE SW¹/₄ OF SECTION 14, THE SE¹/₄ OF SECTION 15,
THE NE¹/₄SW¹/₄ OF SECTION 22 AND THE NW¹/₄SW¹/₄ OF SECTION 23, T2N,
R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA
FORMERLY LOTS 1 AND 2, BLOCK 1 OF PALISADES TRACT OF
DEADWOOD STAGE RUN ADDITION



SURVEYOR'S CERTIFICATE

I, LOREN D. VREM, 332A WEST MAIN STREET, LEAD, SOUTH DAKOTA, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA. THAT AT THE REQUEST OF THE OWNER AND UNDER MY SUPERVISION, I HAVE CAUSED TO BE SURVEYED AND PLATTED THE PROPERTY SHOWN AND DESCRIBED HEREON, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE PROPERTY WAS SURVEYED IN GENERAL CONFORMANCE WITH THE LAWS OF THE STATE OF SOUTH DAKOTA AND ACCEPTED METHODS AND PROCEDURES OF SURVEYING, DATED THIS ____ DAY OF ____ 20__.

LOREN D. VREM, R.L.S. 6577

OWNER'S CERTIFICATE

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

_____, DO HEREBY CERTIFY THAT I/WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE DO APPROVE THIS PLAT AS HEREON SHOWN AND THAT DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.

OWNER: _____ ADDRESS: _____
OWNER: _____ ADDRESS: _____

ACKNOWLEDGMENT OF OWNER
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

ON THIS ____ DAY OF ____ 20__, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY

APPEARED _____
KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____

OWNER'S CERTIFICATE
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

_____, DO HEREBY CERTIFY THAT I/WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE DO APPROVE THIS PLAT AS HEREON SHOWN AND THAT DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.

OWNER: _____ ADDRESS: _____
OWNER: _____ ADDRESS: _____

ACKNOWLEDGMENT OF OWNER
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

ON THIS ____ DAY OF ____ 20__, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY

APPEARED _____
KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____

CERTIFICATE OF COUNTY TREASURER
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

I, _____, LAWRENCE COUNTY TREASURER, DO HEREBY CERTIFY THAT _____ TAXES WHICH ARE LIENS UPON THE HEREIN PLATTED PROPERTY HAVE BEEN PAID, DATED THIS ____ DAY OF ____ 20__.

LAWRENCE COUNTY TREASURER: _____

APPROVAL OF HIGHWAY AUTHORITY
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

THE LOCATION OF THE PROPOSED ACCESS ROADS ABUTTING THE COUNTY OR STATE HIGHWAY AS SHOWN HEREON, IS HEREBY APPROVED. ANY CHANGE IN THE PROPOSED ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.

HIGHWAY AUTHORITY: _____

APPROVAL OF THE CITY OF DEADWOOD PLANNING COMMISSION
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

THIS PLAT APPROVED BY THE CITY OF DEADWOOD PLANNING COMMISSION THIS ____ DAY OF ____ 20__.

CHAIRMAN _____ ATTEST: _____ CITY PLANNER

APPROVAL OF THE CITY OF DEADWOOD BOARD OF COMMISSIONERS
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

BE IT RESOLVED THAT THE CITY OF DEADWOOD BOARD OF COMMISSIONERS HAVING VIEWED THE WITHIN PLAT, DO HEREBY APPROVE THE SAME FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS, LAWRENCE COUNTY, SOUTH DAKOTA.

DATED THIS ____ DAY OF ____ 20__.

ATTEST: _____ FINANCE OFFICER _____ MAYOR

OFFICE OF THE COUNTY DIRECTOR OF EQUALIZATION
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

I, LAWRENCE COUNTY DIRECTOR OF EQUALIZATION, DO HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT, DATED THIS ____ DAY OF ____ 20__.

LAWRENCE COUNTY DIRECTOR OF EQUALIZATION: _____

OFFICE OF THE REGISTER OF DEEDS
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ O'CLOCK ____ M., AND RECORDED IN DOC. _____

LAWRENCE COUNTY REGISTER OF DEEDS: _____



Prepared By:
PONDEROSA LAND SURVEYS, L.L.C.
332A WEST MAIN STREET
LEAD, SD 57754
(605) 722-3840

Date:	11/12/2018
Drawn By:	L. D. Vrem
Project No.:	18-455
Dwg. No.:	18-455.dwg