

DEADWOOD PLANNING AND ZONING COMMISSION

Wednesday, October 4, 2017 – 5:00 p.m.

City Hall, 102 Sherman Street, Deadwood, SD

AGENDA

1. Call Meeting to Order
2. Approval of September 6, 2017 Minutes
3. Sign Review Commission
250 Main Street – Mike Gustafson – Install New Free Stand Sign and New Wall Sign
 - a. Install New Free Standing Sign and New Wall Sign
Action Required:
 - b. Approval/ Denial by Sign Review Commission
4. Planning and Zoning Commission and Board of Adjustments
5. Items from Staff
 - a. Whitewood Creek
 - b. Cadillac Jacks
6. Adjourn

CITY OF DEADWOOD
PLANNING AND ZONING COMMISSION
Wednesday, September 6, 2017

The meeting of the Deadwood Planning and Zoning Commission was called to order by Chairperson Tony Biesiot on Wednesday, September 9, 2017, 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, Jim Shedd, Brett Runge, John Martinisko and Bill Rich

Absent: None

Board of Adjustments Present: Dave Ruth

Staff Present:

Bob Nelson Jr. and Bonny Anfinson

Approval of August 16, 2017 Minutes:

It was moved by Mr. Shedd and seconded by Mr. Runge to approve the August 16, 2017 meeting minutes. Aye - All. Motion carried.

Sign Review Commission:

692 Main Street - Elks Lodge #508 - Install three new valance signs

Mr. Nelson stated the applicant is requesting permission to install three new valance signs. The proposed sign and its location are compliant with the sign ordinance and require no variances. *It was moved by Mrs. Runge and seconded by Mr. Rich to approve the installation of three new valance signs at 692 Main Street. Aye-All. Motion carried.*

Planning and Zoning Commission and Board of Adjustments

Railroad Avenue/McKinley Street - City of Deadwood

Lot 4 of Block B and Lot 6 of Block C of the Weisflog Addition to the City of Deadwood; formerly a portion of Railroad Avenue, located in the N ½ of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. Mr. Nelson stated the plat has been submitted to define property lines and for transfer purposes. *It was moved by Mr. Martinisko and seconded by Mr. Shedd to approve the plat for Lot 4 of Block B and Lot 6 of Block C of the Weisflog Addition to the City of Deadwood; formerly a portion of Railroad Avenue, located in the N ½ of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota as presented. Aye-All. Motion carried.*

Rodeo Street/Dunlap Avenue - City of Deadwood

Lot 10, Block 1 of the Subdivision of M.S. 308; Formerly A portion of the Deadwood Amusement Park Tract in M.S. 308, all located in the N ½ of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. Mr. Nelson stated the final plat has been submitted to define property lines, create a utility easement, and for transfer purposes. This will also clear an encroachment in a setback. Mrs. Runge stated "County" is spelled incorrectly on the plat. *It was moved by Mrs. Runge and seconded by Mr. Rich to approve the corrected plat for Lot 10, Block 1 of the Subdivision of M.S. 308; Formerly A portion of the Deadwood Amusement Park Tract in M.S. 308, all located in the N ½ of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota as presented. Aye-All. Motion carried.*

Items From Staff (no action taken)

Mr. Nelson gave an update on projects going on in Deadwood.

- Whitewood Creek cleanup started along with boulder placement.
- Cadillac Jacks TIF is delayed. The island has been constructed for the cross walk and the bridge is installed.
- Plans are coming together for the Adopt-A-Creek program. The office has already received calls about the program and there are two organizations interested in adopting a portion of the creek.
- Vacation rental violation letters have been mailed to about 30 homeowners. One third have made contact with our office. Owners who have not contacted our office have been sent a second certified letter. According to the City Attorney citations will be issued if owners continue to operate vacation rentals.

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 5:13 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Bonny Anfinson, Planning & Zoning Office/Recording Secretary

SIGN PERMIT STAFF REPORT

Sign Review Commission
October 4, 2017

Applicant: Mike Gustafson

Address: 270 Main Street, Deadwood, SD 57732

Site Address of Proposed Signage: 250 Main Street (First Gold)

Computation of Sign Area

Building Frontage: 334 Feet

Total Available Signage: 668 Square Feet

Existing Signage: Five freestanding, two wall, and one hanging sign (approx. 288 Square Feet)

Remaining Available Signage Area: 380 Square Feet

Proposed Sign Project: Install new freestanding sign (72 Square Feet) and new wall sign (60 Square Feet).

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

Proposed Lighting of the Signs: Internally illuminated.

Location of Proposed Sign: Attached are photographs showing the proposed locations.

Discussion

The sign permit applications in review are 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 signs proposed in the current applications are 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 upper two buildings on this property are going to be operated under a franchise agreement with Travel Lodge Inn & Suites Inc. The proposed new signs are to advertise this new franchise.

The proposed sign locations are compliant with the sign ordinance. The proposed materials and illumination require a variance from the sign ordinance. Neither plastic nor internal illumination is allowed in the National Landmark District per sections 15.32.200 and 15.32.210 of the Sign Ordinance (attached). Please see applicant's letter requesting a variance (attached).

Variances

The sign permit applications in review as proposed require 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

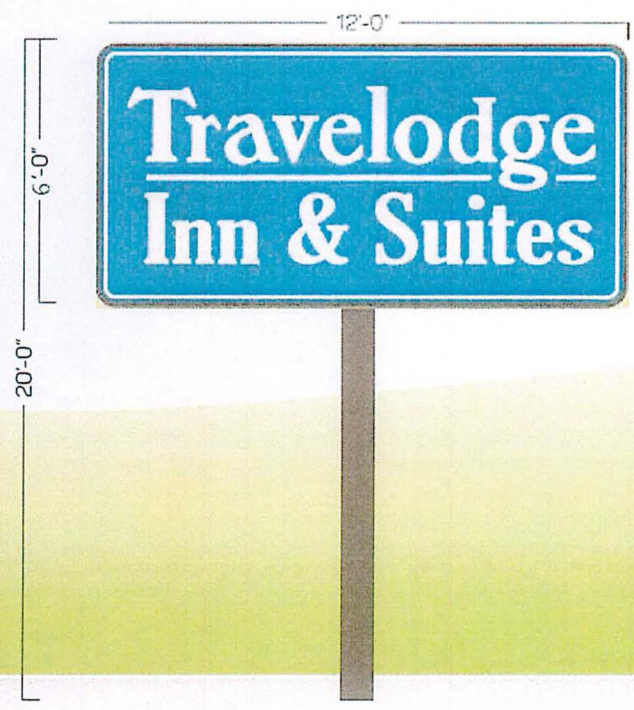
Motion to approve sign permits for one new freestanding sign and one new wall sign at 270 Main Street

OR

Motion to deny proposed sign permit applications as submitted.

1

PYLON SIGN




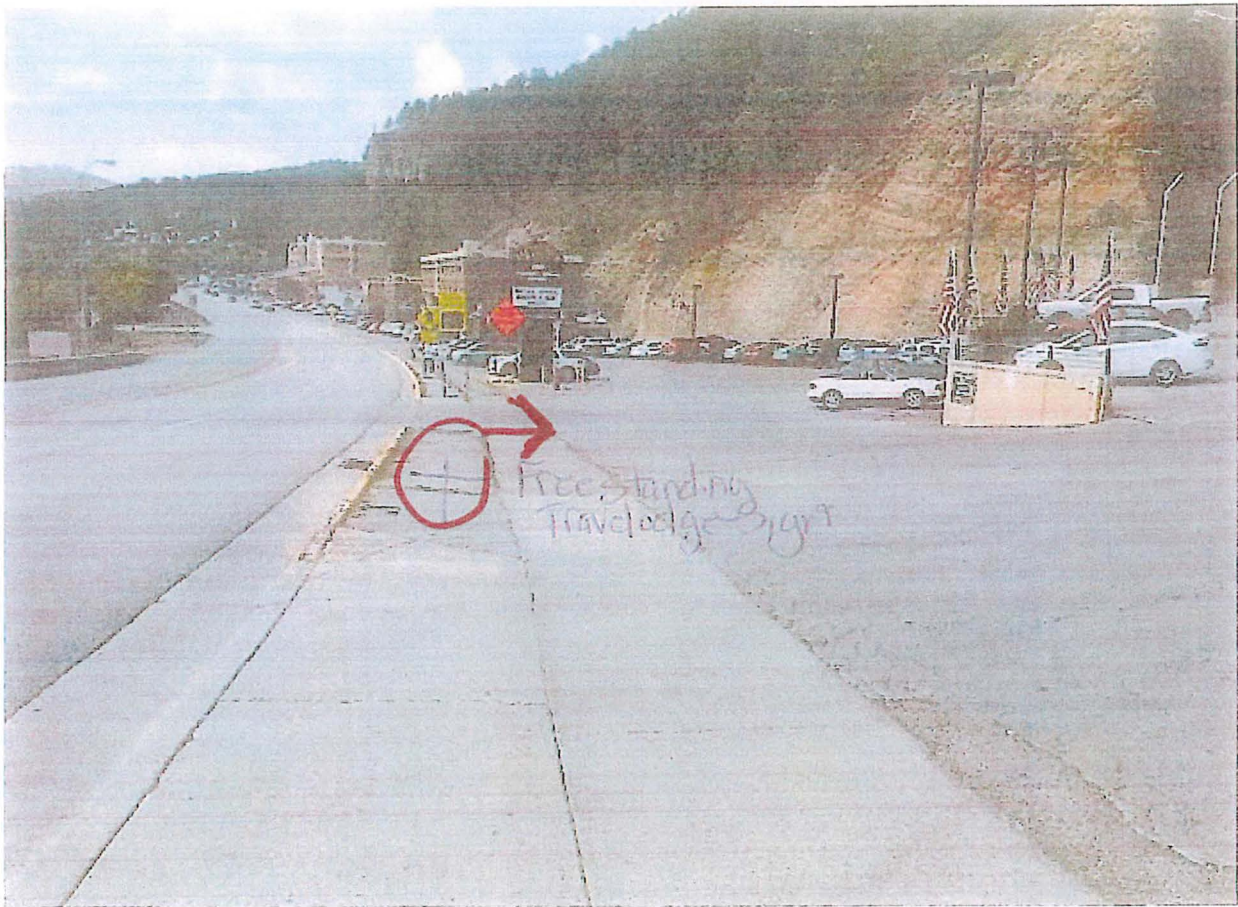
GRAPHIC DETAIL
SCALE: 3/16" = 1'-0"

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL		Date
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NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

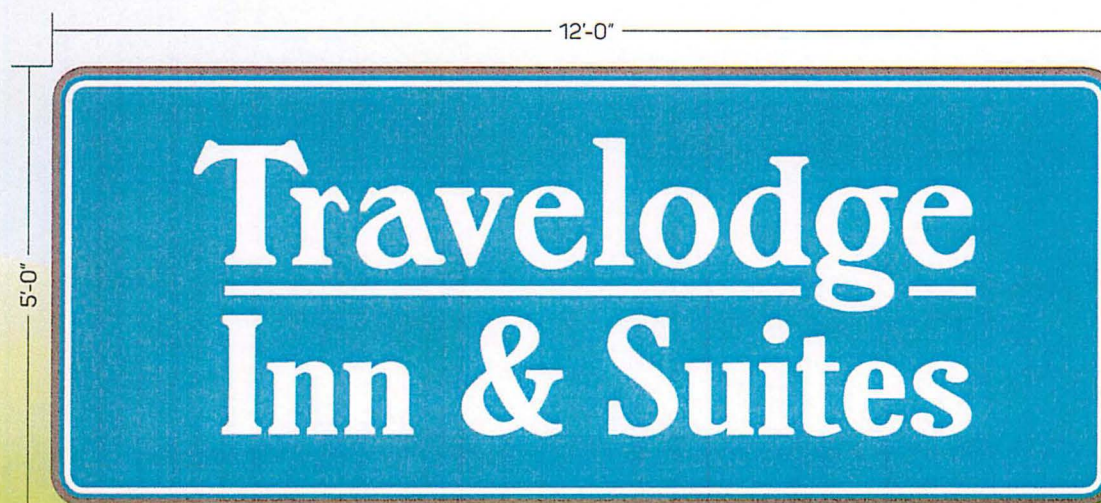
Customer: TRAVELODGE	Date: 9/20/17	Prepared By: AT/AT	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>	 persona SIGNS LIGHTING IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
Location: DEADWOOD, SD	File Name: 160703 -R1- DEADWOOD, SD				



Sign will not be allowed to encroach
into highway right of way. (TM)

2

WALL SIGN OPTION 1




GRAPHIC DETAIL
SCALE: 1/2" = 1'-0"

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: TRAVELODGE	Date: 9/21/17	Prepared By: AT/AT/PKE	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>	 persona SIGNS LIGHTING IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
Location: DEADWOOD, SD	File Name: 160703 -R2- DEADWOOD, SD	Eng: -			

Travelodge
Wall Sign



Deadwood, SD Code of Ordinances

15.32.200 Illumination.

A. Within the local historic district as established by Ordinance No. 777 and any amendment thereto, no internally illuminated signs shall be allowed. Outside the local historic district, opaque letters or designs set out from a building or sign face and lit by soft white illumination from behind the letters may be allowed on new construction within the federally designated Deadwood National Historic Landmark District, as indicated on the zoning map (see 17.68.010(B)). However, no other type of internally illuminated signs shall be allowed within the federally designated Deadwood National Historic Landmark District, as indicated on the zoning map (see 17.68.010(B)), outside of the local historic district as established by Ordinance No. 777 and any amendment thereto. All types of internally illuminated signs may be allowed outside of the federally designated Deadwood National Historic Landmark District, as indicated on the zoning map (see 17.68.010(B)).

B. Exterior signs shall not be illuminated by neon, the sole exception to this being historic landmark signs. Window signs may be illuminated by neon, but will be counted at one hundred (100) percent of their actual size for the purposes of Article V of this chapter.

C. Illumination of signs by direct lighting shall be accomplished in such a manner that light does not spill over onto adjacent properties.

D. Signs shall not have lights or illumination that flashes, moves, rotates, scintillates, blinks, flickers or varies in intensity or color. Signs shall not use intermittent electrical or electronic pulsations. Strings of light bulbs shall not be used in connection with commercial premises other than for traditional holiday decorations (See Section 15.32.130(7)).

(Ord. 1170 (part), 2012; prior code § 26-500)

15.32.210 Materials.

A. Sign faces shall generally be made of wood or metal within the federally designated Deadwood National Historic Landmark District, as indicated on the zoning map (see 17.68.010(B)). However, the decision as to which material is most appropriate shall be based upon historical evidence. In all cases the selection of such materials shall be based upon the historic evidence, the historic style of the architecture of the structure, and overall appropriateness. All exposed metal sign faces shall be painted.

B. Support systems shall generally be of metal. Such metal can be wrought iron, cast iron, or steel as most appropriate to the historic character and style of the architecture of the structure.

C. Plastic shall not be allowed unless the historical evidence shows otherwise and is completely documented by the applicant. Raised letters on wood or metal signs shall be made of high density, closed cell, polyurethane if the letters are painted.

D. No phosphorescent or reflective paint shall be used in any sign face or sign structure; however, notwithstanding the above, metallic leafing such as gold leaf, silver leaf, and copper leaf may be used.

E. Exposed guy wire and turnbuckles are permitted only when necessary and will be reviewed in the context of the overall sign design.

(Ord. 1170 (part), 2012; Ord. 1020 (part), 2004; prior code § 26-501)



September 20th, 2017

City of Deadwood

First Gold Hotel & Gaming has approximately 400 Square feet of remaining signage available to use. We are requesting two new Travelodge signs. We are franchising Building #2 & #3 to a Travelodge Inn & Suites. As per Travelodge franchise requirements, we are also requesting a variance, as both signs must be internally illuminated. Since other franchise signs, in Deadwood, such as Best Western, Super 8, Comfort Inn and Taco Johns are internally illuminated, we are asking that you include Travelodge signage as well.

The wall sign, will be installed on the South side of Building #2 facing the highway. The free-standing sign, will be installed between the 2 curb cut entrances by Building #2, within DOT right of way restrictions. Both signs will be manufactured by Persona in Watertown, SD and installed by Rosenbaum Signs. Both signs would use 132 square feet of our existing square footage available.

Thank you for your consideration

First Gold Hotel & Gaming