

DEADWOOD PLANNING AND ZONING COMMISSION

Wednesday, June 21, 2017 – 5:00 p.m.
City Hall, 102 Sherman Street, Deadwood, SD

AGENDA

1. Call Meeting to Order
2. Approval of June 7, 2017 Minutes
3. Ordinance Creating an Economic Development Incentive Program – Lori Frederick
Discussion/Possible Recommendation of Support to City Commission
Action Required:
 - a. Approval/Denial of Recommendation
4. Sign Review Commission
305 Cliff Street – Terry Bahr (The Red Lodge) – Install New Freestanding Sign
 - a. Install new freestanding signAction Required:
 - b. Approval/ Denial by Sign Review Commission
5 Lee Street – Deadwood Development Co. (Lee Street Station) – Install New Windows Signs
 - a. Install four new window signsAction Required:
 - b. Approval/ Denial by Sign Review Commission
48 Sherman Street – Deadwood Development Company (Martin Mason) – Install New Valance Sign
 - a. Install new valance signAction Required:
 - b. Approval/ Denial by Sign Review Commission
5. Items from Staff
 - a. Welcome Center
 - b. Whitewood Creek
 - c. Cadillac Jacks
 - d. Event Center
6. Adjourn

CITY OF DEADWOOD
PLANNING AND ZONING COMMISSION
Wednesday, June 7, 2017

The meeting of the Deadwood Planning and Zoning was called to order by Chairperson Tony Biesiot on Wednesday, June 7, 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, John Martinisko, Bill Rich and Brett Runge

Absent:

Board of Adjustments Present:

Staff Present:

Bob Nelson Jr., Trent Mohr and Jerity Krambeck

Approval of May 17, 2017 Minutes:

It was moved by Mr. Shedd and seconded by Ms. Runge to approve the May 17, 2017 meeting minutes. Aye - All. Motion carried.

Sign Review Commission:

560 Main Street -Deadwood Gulch Saloon - Install New Valance Sign

Mr. Mohr stated the applicant is requesting to install a new valance sign. Mr. Mohr stated along with the façade makeover of the building and previously approved new signs, the applicant is installing new awnings and valances. The next one of these valances requires a sign permit. The proposed sign and its location are compliant with the sign ordinance. *It was moved by Ms. Runge and seconded by Mr. Shedd to approve the new valance sign, as submitted, for 560 Main Street. Aye-All. Motion carried.*

644 Main Street -Tom Koth (West River/CenturyLink) - Install New Hanging Sign

Mr. Mohr stated the applicant is requesting to install a new hanging sign. Mr. Mohr stated the applicant recently leased space in the Century Link building and has opened a retail merchandise store. The purpose of the sign is to advertise this new store. The proposed sign and its location are compliant with the sign ordinance. *It was moved by Mr. Martinisko and seconded by Ms. Runge to approve the new valance sign, as submitted, for 644 Main Street. Aye-All. Motion carried.*

643-645-647 Main Street - Michael Ballard (Deadwood Distilling Co.) - Install New Window Signs

Mr. Mohr stated the applicant is requesting to install a new valance sign. Mr. Mohr stated the applicant recently purchased the buildings and he has opened the bar at 647 Main Street (formerly the Pour House) and is operating it "as is." Renovations are planned for the property. The business will include a bar, a tasting room with merchandise sales and a distilling operation. The purpose of the proposed signs is to advertise the new business. The proposed signs and their locations are compliant with the sign ordinance. *It was moved by Mr. Rich and seconded by Mr. Shedd to approve the new window signs, as submitted, for 643-645-647 Main Street. Aye-All. Motion carried.*

671 Main Street -Jim Tice (Dakota Sky Stone) - Install New Valance Sign

Mr. Mohr stated the applicant is requesting to install a new valance sign. Mr. Mohr stated the applicant is replacing the covering on the existing awning and adding a valance with signage. The proposed sign and its location are compliant with the sign ordinance. *It was moved by Ms. Runge and seconded by Mr. Martinisko to approve the new valance sign, as submitted, for 671 Main Street. Aye-All. Motion carried.*

Items From Staff (no action taken)

- Mr. Mohr stated the Welcome Center is now open with the grand opening on June 15. Mr. Nelson stated there are a few things still being worked on.
- Mr. Nelson stated Aspen Ridge landscapers have begun planting and are 70% complete. Mr. Nelson stated there will be a meeting with NRDA regarding the denied grant.
- Mr. Mohr stated the soil mill wall is complete at Cadillac Jacks and work is continuing.
- Mr. Nelson stated work is being completed at the Event Complex rebuilding of the box section of the main grand stands.

Adjournment:

It was moved by Ms. Runge and seconded by Mr. Shedd 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 5:20 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Jerity Krambeck, Planning & Zoning Office/Recording Secretary

Ordinance #XXXX

AN ORDINANCE CREATING CHAPTER 3.32 ESTABLISHING AN ECONOMIC DEVELOPMENT INCENTIVE PROGRAM FOR HOUSING.

BE IT ORDAINED by the City of Deadwood, South Dakota the definition in Chapter 17.08; Section 17.08.010, 'Dwelling' shall be defined as follows:

'Dwelling' means a building or portion thereof, designed or used for residential occupancy. The term dwelling shall not be construed to mean motels, hotels, boarding houses, tourist homes or mobile homes whether in a mobile home park or not.

BE IT ORDAINED by the City of Deadwood, South Dakota that Chapter 3.32 be added and read as follows:

3.32 Municipal Property Tax Rebate

To encourage construction of new housing and rehabilitation of vacant housing in the City of Deadwood, a rebate of the City of Deadwood municipal property tax is hereby established as follows:

- (A) The rebate will apply to any single-family, two-family, and multi-family dwellings, but not including hotels, motels, or lodging houses, and that are constructed to the standard of existing city ordinances and granted a final inspection certificate for occupancy after August 1, 2017. For the purposes of Ordinance 17-01, mobile homes whether or not in a mobile home park will not be eligible for the rebate of municipal property tax.
- (B) The rebate shall be for five years, commencing the year following the issuance of the occupancy certificate.

The rebate shall only apply to the City of Deadwood municipal property taxes. The rebate of City Municipal property taxes shall be paid to the owner of the real property by December 1st of each year after it has been received by the City of Deadwood, without an interest and shall not act as a credit toward any State or Federal taxes. The City of Deadwood shall have the right to withhold any or the entire rebate to offset any unpaid assessments on the real property, or any fines, judgments, or other debts owed to the City of Deadwood by said owner.

This ordinance shall take effect twenty (20) days after the date of publication pursuant to SDCL-9-19-13.

Dated this XXth day of August, 2017.

Charles M. Turbiville, Mayor

ATTEST: Mary Jo Nelson, Finance Officer

First Reading:
Second Reading:
Publish:
Effective Date:

SIGN PERMIT STAFF REPORT

Sign Review Commission

June 21, 2017

Applicant: Terry Bahr

Address: 15225 E Orchid Ln, Gilbert, AZ 85296

Site Address of Proposed Signage: 305 Cliff Street (The Red Lodge)

Computation of Sign Area

Building Frontage: 60 Feet

Total Available Signage: 120 Square Feet

Existing Signage: None

Remaining Available Signage Area: 120 Square Feet

Proposed Sign Project: Install new freestanding sign using existing framework (6 Square Feet).

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

Proposed Lighting of the Signs: None.

Location of Proposed Sign: Attached is a photograph showing the existing framework.

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 is operating a vacation rental at this location and this sign is to advertise it as such.

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 freestanding sign at 305 Cliff Street

OR

Motion to deny proposed sign permit application as submitted.

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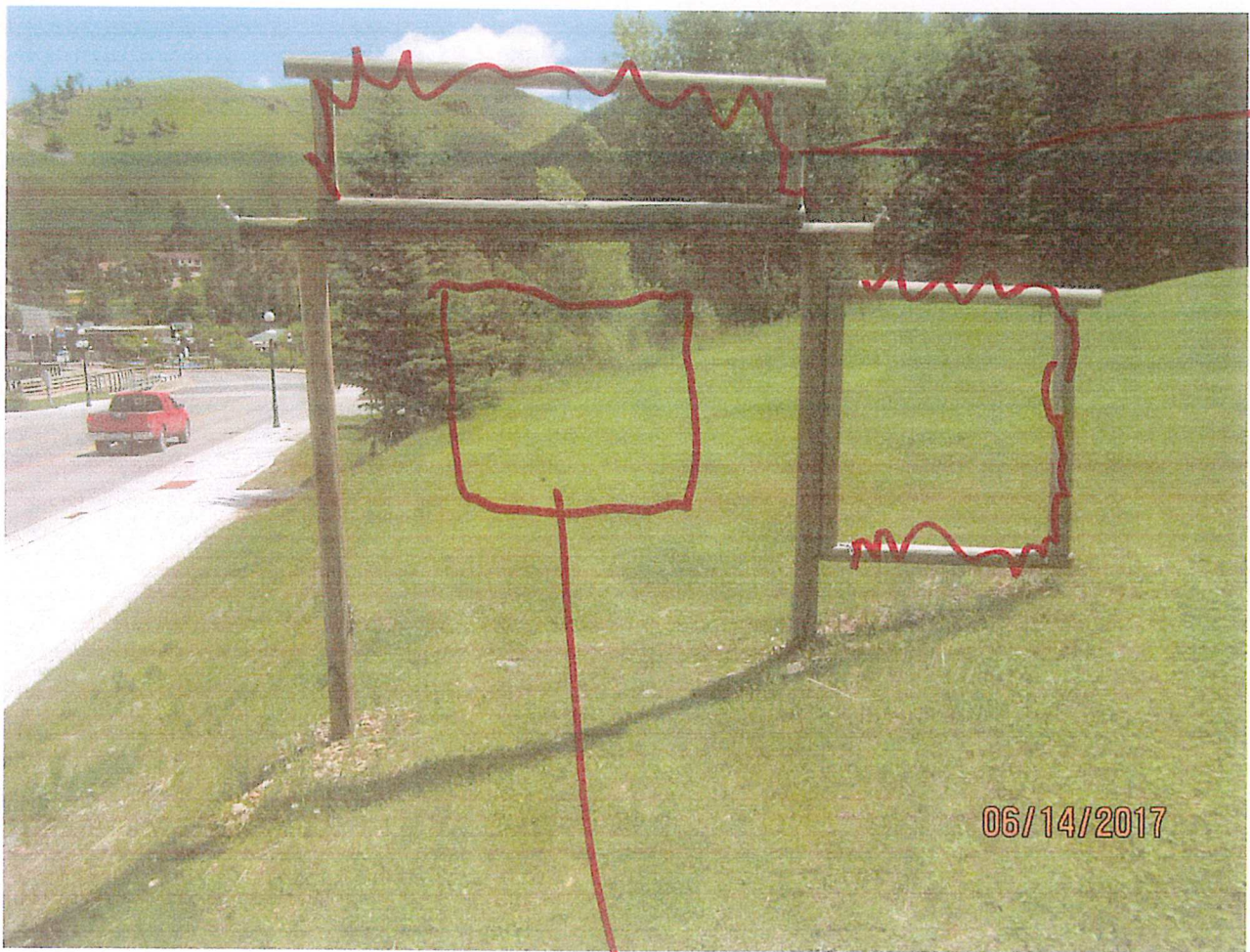
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be
removed

06/14/2017

New Sign here.

SIGN PERMIT STAFF REPORT

Sign Review Commission
June 21, 2017

Applicant: Deadwood Development Company Inc
Address: 470 Main Street, Deadwood, SD 57732
Site Address of Proposed Signage: 5 Lee Street (Lee Street Station)

Computation of Sign Area

Building Frontage: 66 Feet
Total Available Signage: 132 Square Feet
Existing Signage: One wall sign (26 SF)
Remaining Available Signage Area: 106 Square Feet
Proposed Sign Project: Install four new window signs (37.9 Square Feet total, counted at 25% = 9.5 Square Feet net).
Proposed Building Materials: Vinyl. (see attached rendering).
Proposed Lighting of the Signs: None.
Location of Proposed Sign: Attached are photographs showing the proposed locations.

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 wishes to add more signage to his business.

The proposed signs and their locations 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 window signs at 5 Lee Street

OR

Motion to deny proposed sign permit application as submitted.

Window ON
Sherman Street-Side

Windows on Lee Street-side
21" vertical dimension

DINER FOOD SPIRITS

64"

58.25"

63.25"

9.3 SF

8.5 SF

9.2 SF

37.9 SF-gross

258 = 9.5 SF

LEE STREET
STATION
DINER

56"

6.6 SF

No back panel

4.3 SF

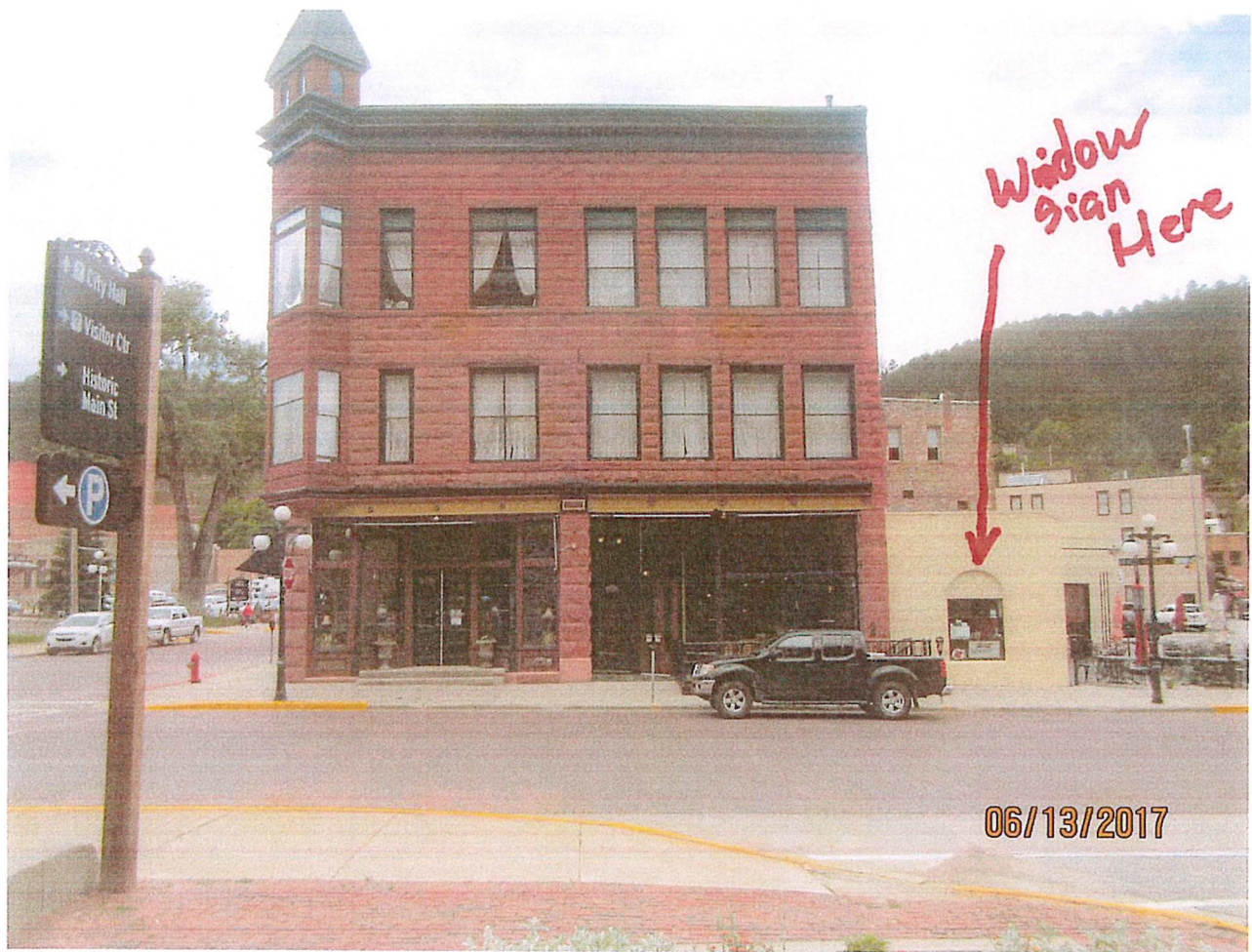
LEE ST. STATION

DINER

FOOD

SPIRITS





SIGN PERMIT STAFF REPORT

Sign Review Commission

June 21, 2017

Applicant: Deadwood Development Company Inc

Address: 470 Main Street Deadwood, SD 57732

Site Address of Proposed Signage: 48 Sherman Street (Martin Mason Hotel)

Computation of Sign Area

Building Frontage: 156 Feet

Total Available Signage: 312 Square Feet

Existing Signage: One Wall Sign (115 Square Feet)

Remaining Available Signage Area: 197 Square Feet

Proposed Sign Project: Install new valance sign (not counted against total allowed SF).

Proposed Building Materials: Fabric. (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 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.

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The applicant is recovering the existing awnings and adding valances. The planned valance with the text "Martin Mason Hotel" requires a sign permit.

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 valance sign at 48 Sherman Street

OR

Motion to deny proposed sign permit application as submitted.

