

DEADWOOD PLANNING AND ZONING COMMISSION

Wednesday, June 7, 2017 – 5:00 p.m.

City Hall, 102 Sherman Street, Deadwood, SD

AGENDA

1. Call Meeting to Order

2. Approval of May 17, 2017 Minutes

3. Sign Review Commission

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

a. Install new valance sign

Action Required:

b. Approval/ Denial by Sign Review Commission

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

a. Install new hanging sign

Action Required:

b. Approval/ Denial by Sign Review Commission

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

a. Install new window signs

Action Required:

b. Approval/ Denial by Sign Review Commission

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

a. Install new valance sign

Action Required:

b. Approval/ Denial by Sign Review Commission

4. Items from Staff

a. Welcome Center Update

b. Whitewood Creek

c. Cadillac Jacks

e. Event Center

5. Adjourn

CITY OF DEADWOOD
PLANNING AND ZONING COMMISSION
Wednesday, May 17, 2017

The meeting of the Deadwood Planning and Zoning was called to order by Chairperson Tony Biesiot on Wednesday, May 17, 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: Dave Ruth

Staff Present:

Bob Nelson Jr., Trent Mohr and Jerity Krambeck

Approval of May 3, 2017 Minutes:

It was moved by Mr. Shedd and seconded by Mr. Rich to approve the May 3, 2017 meeting minutes. Aye - All. Motion carried.

Sign Review Commission:

270 Main Street - Mike Gustafson (First Gold Hotel) - Install Two Freestanding Signs

Mr. Mohr stated the applicant is requesting to install two new freestanding signs. The applicant has moved the hotel registration from the original hotel building to its current location. The applicant has also recently constructed a porte-cochere in front of the entrance to the registration area. The signs would be attached to this porte-cochere. The proposed signs are to direct guests to the new location of the registration area. The proposed signs and their locations are compliant with the sign ordinance. *It was moved by Mrs. Runge and seconded by Mr. Shedd to approve the two freestanding signs, as submitted, for 270 Main Street. Aye-All. Motion carried.*

Planning and Zoning Commission and Board of Adjustments:

Temporary Vending Application - Steve Soffa dba Steve Soffa Enterprises

Mr. Nelson presented a vendor permit for Steve Soffa dba Steve Soffa Enterprises, which has met the conditions of temporary vending within the city limits of Deadwood. Steve Soffa has not been a vendor in Deadwood; however, has done business in South Dakota and has reported sales tax to the state in the past. The location is to be at 670 Main Street. Staff recommends approval of the vendor permit for Steve Soffa dba Steve Soffa Enterprises. *It was moved by Mr. Shedd and seconded by Mr. Rich to approve the vendor license for Steve Soffa (Steve Soffa Enterprises). Aye-All. Motion carried.*

Items From Staff (no action taken)

- Mr. Mohr stated the final walkthrough to compile the punch list has been completed and the contractor is working on it and the building has been cleared for occupancy. The displays are being installed and the Chamber has begun moving in. The Welcome Center will be open to the public on May 26, with the Grand Opening on June 16.
- Mr. Nelson stated Aspen Ridge landscapers have begun planting. Mr. Nelson stated this project will continue to clean up the creek at the Welcome Center.
- Mr. Mohr stated work is continuing at Cadillac Jacks and they have completed the switch over for water lines.
- Mr. Nelson stated City Commission has awarded contract to Albright Construction for the rebuilding of the box section of the main grand stands.
- Mr. Nelson introduced Mr. Bill Rich as the new Planning and Zoning Commissioner.

Adjournment:

It was moved by Mr. Shedd and seconded by Mrs. 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 5:12 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Jerity Krambeck, Planning & Zoning Office/Recording Secretary

SIGN PERMIT STAFF REPORT

Sign Review Commission

June 7, 2017

Applicant: Deadwood Gulch Saloon

Address: 560 Main Street, Deadwood, SD 57732

Site Address of Proposed Signage: 560 Main Street (Deadwood Gulch Saloon)

Computation of Sign Area

Building Frontage: 137 Feet

Total Available Signage: 274 Square Feet

Existing Signage: Signs approved on April 19, 2017 (43.5 Square Feet total).

Remaining Available Signage Area: 230.5 Square Feet

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

Proposed Building Materials: canvas (see attached photo).

Proposed Lighting of the Signs: None.

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

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.*

Along with the façade makeover of the building and previously approved new signs, the applicant is installing new awnings and valances. The text on one of these valances 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 560 Main Street

OR

Motion to deny proposed sign permit application as submitted.

Valance Sign



SIGN PERMIT STAFF REPORT

Sign Review Commission
June 7, 2017

Applicant: Tom Koth

Address: 638 Main Street, Deadwood, SD 57732

Site Address of Proposed Signage: 644 Main Street (West River / Century Link building)

Computation of Sign Area

Building Frontage: 75 Feet

Total Available Signage: 150 Square Feet

Existing Signage: One wall sign (16 Square Feet)

Remaining Available Signage Area: 134 Square Feet

Proposed Sign Project: Install new hanging sign (5 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 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 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.

Variances

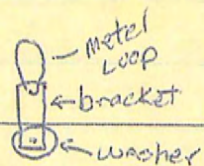
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Sign Review Commission Action

Motion to approve sign permit for new hanging sign at 644 Main Street

OR

Motion to deny proposed sign permit application as submitted.



33"



WEST RIVER

All Things Deadwood

22"

WEST RIVER

All Things Deadwood



SIGN PERMIT STAFF REPORT

Sign Review Commission

June 7, 2017

Applicant: Michael Ballard

Address: 12997 Hwy 34, Sturgis, SD 57785

Site Address of Proposed Signage: 643-645-647 Main Street (Deadwood Distilling Co.)

Computation of Sign Area

Building Frontage: 643 Main = 25 Feet / 645 Main = 24 Feet / 647 Main = 23 Feet

Total Available Signage: 643 Main = 50 SF / 645 Main = 48 SF / 647 Main = 46 SF

Existing Signage: All existing signage to be replaced.

Remaining Available Signage Area: 643 Main = 50 SF / 645 Main = 48 SF / 647 Main = 46 SF

Proposed Sign Project: Install new window signs: (window signs are counted at 25% of size)

643 Main – two signs totaling 12 SF x 25% = 3 SF

645 Main – two signs totaling 12 SF x 25% = 3 SF

647 Main – four signs totaling 24 SF x 25% = 6 SF

Proposed Building Materials: Vinyl adhered to window pane (see attached rendering).

Proposed Lighting of the Signs: None.

Location of Proposed Sign: Attached are photographs showing the 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.

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The applicant recently purchased the buildings. 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 this new business.

The proposed signs and their locations are compliant with the sign ordinance.

Variances

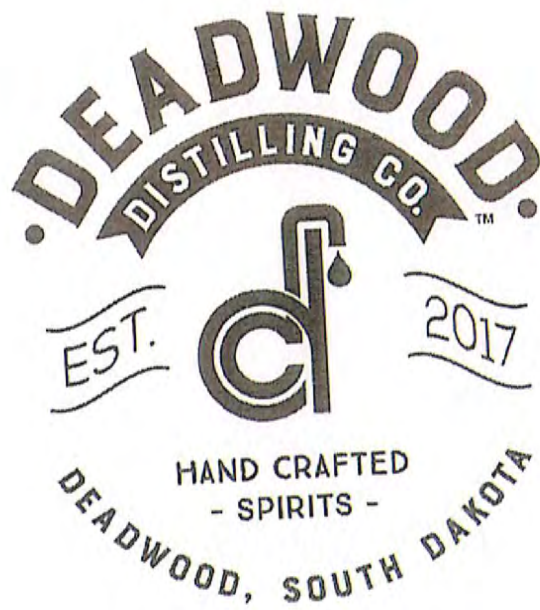
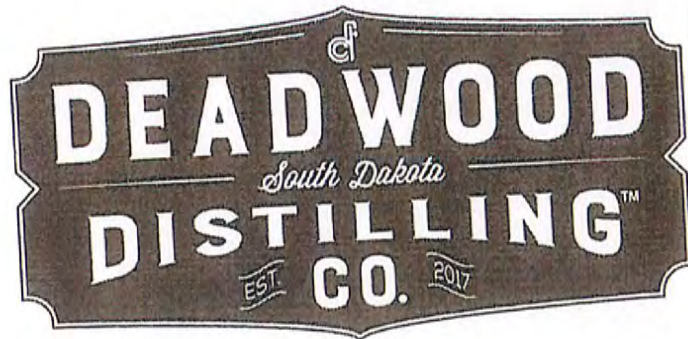
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Sign Review Commission Action

Motion to approve sign permit for new window signs at 643-645-647 Main Street

OR

Motion to deny proposed sign permit application as submitted.



647 MAIN ST 4 WINDOWS 3' WIDE 2' TALL

645 MAIN ST 2 WINDOWS 3' WIDE 2' TALL

643 MAIN ST 2 WINDOWS 3' WIDE 2' TALL





SIGN PERMIT STAFF REPORT

Sign Review Commission
June 6, 2017

Applicant: Jim Tice

Address: 671 Main Street, Deadwood, SD 57732

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 (16 Square Feet)

Remaining Available Signage Area: 34 Square Feet

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

Proposed Building Materials: canvas.

Proposed Lighting of the Signs: None.

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

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 671 Main Street

OR

Motion to deny proposed sign permit application as submitted.

wording 3 inches by 175 inches

DAKOTA SKY STONE

270"

VALANCE TO BE TRUE BROWN / NO COLOR
WITH OYSTER LETTERING

