

DEADWOOD PLANNING AND ZONING COMMISSION

Wednesday, May 17, 2017 – 5:00 p.m.

City Hall, 102 Sherman Street, Deadwood, SD

AGENDA

1. Call Meeting to Order
2. Approval of May 3, 2017 Minutes
3. Sign Review Commission
270 Main Street – Mike Gustafson (First Gold Hotel) - Install Two Freestanding Signs
 - a. Install one new projecting sign
Action Required:
 - b. Approval/ Denial by Sign Review Commission
4. Planning and Zoning Commission and Board of Adjustments
Temporary Vending Application – Steve Soffa dba Steve Soffa Enterprises
Action Required:
 - a. Approval/Denial by Planning and Zoning
5. Items from Staff
 - a. Welcome Center Update
 - b. Whitewood Creek
 - c. Cadillac Jacks
 - e. Event Center
6. Adjourn

CITY OF DEADWOOD
PLANNING AND ZONING COMMISSION
Wednesday, May 3, 2017

The meeting of the Deadwood Planning and Zoning was called to order by Chairperson Tony Biesiot on Wednesday, May 3, 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, and Brett Runge

Absent:

Board of Adjustments Present:

Staff Present:

Bob Nelson Jr., Trent Mohr and Jerity Krambeck

Approval of April 19, 2017 Minutes:

It was moved by Mr. Shedd and seconded by Mr. Runge to approve the April 19, 2017 meeting minutes. Aye - All. Motion carried.

Sign Review Commission:

614 Main Street - John Anfinson (Northern Hills Railway Society) - Install New Sign

Mr. Mohr stated the applicant is requesting permission to install a new projecting sign to advertise their business located in the basement of this address. The proposed sign and its location are compliant with the sign ordinance. *It was moved by Mr. Shedd and seconded by Mrs. Runge to approve the projecting sign, as submitted, for 614 Main Street. Aye-All. Motion carried.*

616 Main Street - Doug Asermely (Sick Boy) - Install New Sign

Mr. Mohr stated the applicant is requesting permission to add a projecting sign to advertise their business. The applicant is also requesting permission to alter the text on the existing sign from "Historic Green Door Club" to Historic Green Door Brothel." This sign has been given landmark status with the new text by the City's Historic Preservation Officer. The proposed signs and their locations are compliant with the sign ordinance. *It was moved by Mr. Martinisko and seconded by Mr. Shedd to approve the projecting sign and to alter the text on the existing sign, as submitted, for 616 Main Street. Aye-All. Motion carried.*

Planning and Zoning Commission and Board of Adjustments:

Temporary Vending Application - Keith Schomerus (Work-N-Ranch)

Mr. Nelson, Jr. presented a vendor permit for Work-N-Ranch, which has met the conditions of temporary vending within the city limits of Deadwood. Work-N-Ranch 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. They do have a current sales tax number with the State Revenue Office in the process. The location is to be at 15 Seventy-six Drive. Staff recommends approval of the vendor permit for Keith Schomerus dba Work-N-Ranch. *It was moved by Mrs. Runge and seconded by Mr. Shedd to approve the vendor license for Keith Schomerus (Work-N-Ranch). Aye-All. Motion carried.*

Items From Staff (no action taken)

- Mr. Nelson stated around May 15, the Chamber will be moving in and Split Rock will be installing the interior exhibits at the Welcome Center. Mr. Mohr stated they are working on the punch list.
- Mr. Nelson stated RCS Construction is under contract for the Whitewood Creek project and Aspen Ridge will soon start planting trees on the lower portion of the creek.
- Mr. Mohr stated the TIF project is proceeding, with some items behind schedule.
- Mr. Nelson invited the Commission to the World Premiere of South Dakota Public Broadcasting's "Deadwood Pioneer: A Face from the Past."

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 5:11 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
May 17, 2017

Applicant: Mike Gustafson

Address: 270 Main Street, Deadwood, SD 57732

Site Address of Proposed Signage: 270 Main Street (First Gold Hotel)

Computation of Sign Area

Building Frontage: 334 Feet

Total Available Signage: 668 Square Feet

Existing Signage: Three freestanding, two wall, and one hanging sign (approx. 180 Square Feet total)

Remaining Available Signage Area: 488 Square Feet

Proposed Sign Project: Install two new freestanding signs (108 Square Feet total)

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

Proposed Lighting of the Signs: None.

Location of Proposed Sign: Please see attached rendering.

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 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.

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 two new freestanding signs at 270 Main Street

OR

Motion to deny proposed sign permit application as submitted.

14'x13'4"

REGISTRATION



14'11" x 13'4"11" = 1772-sq. ft

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Fax: 605-342-9474
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April 27, 2017

Trent Mohr
Building Inspector
City of Deadwood
Public Works Department
67 Dunlop Avenue
Deadwood, SD 57732

Re: Jacob Pecision_New Porte Cochere for First Gold\B-Design\00 Documents;
TSP Project No.: 03161166

Dear Trent,

I've been contacted by Kim Morris, with First Gold. My understanding is that the City is requiring a sign off on the two signs being planned to be added to the structure. In addition there are plans for gutters and downspouts.

The signs or gutters and downspouts are not detrimental to the function of the canopy structure.

The connection of any signs and gutters should be made to the structural steel pieces at the rake or fascia.

Please review and let me know if you have any further questions.

Sincerely,

Chris S. Heiser, PE
Structural Engineer

Copy: Jerry Anderson & Kim Morris, First Gold

Marshalltown, IA
Minneapolis, MN
Rochester, MN
Omaha, NE
Rapid City, SD
Sioux Falls, SD
Sheridan, WY



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

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AND HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084

DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

VENDOR APPLICATION

Date: May 5, 2017
To: Planning and Zoning Commission
From: Robert E. Nelson, Jr., Zoning Administrator
Re: Indoor Rally Vending

The vendor permit before you has met the conditions of temporary vending within the city limits of Deadwood. The application was received before the review deadline, payment for the permit was received, and the vending is to be indoors. Steve Soffa Enterprises 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. They have a current sales tax number with the State Revenue Office in process. The location is to be at 670 Main Street, Jacobs Studio. Staff recommends approval of the vendor permit for Steve Soffa dba Steve Soffa Enterprises.

Merchandise: Watches and Jewelry

Action:

Approval /denial of the vendor license for Steve Soffa Enterprises