

DEADWOOD PLANNING AND ZONING COMMISSION

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

City Hall, 102 Sherman Street, Deadwood, SD

AGENDA

1. Call Meeting to Order
2. Approval of December 7, 2016 Minutes
3. Election of Officers
 - Chairman
 - Vice Chairman
 - Secretary
4. Sign Review Commission
 - 61 Charles Street - Lead/Deadwood Regional Hospital - Install New Projecting Sign**
 - a. Install new projecting signAction Required:
 - b. Approval/ Denial by Sign Review Commission
5. Planning and Zoning Commission and Board of Adjustments
 - City of Deadwood - Define Property Lines**

Lots 107A and 107B of Block 71, Original Town of Deadwood Formerly the Public Lots of Division Street and an Unnamed Public Alley, and Lot 107 O.T. Deadwood; All Located in the City of Deadwood, Lawrence County, South Dakota

Action Required:
 - a. Approval/Denial by Planning and Zoning
 - b. Approval/Denial by Deadwood Board of Adjustments
6. Items from Staff
 - a. Welcome Center Update
 - b. Whitewood Creek
 - c. DOT
 - d. Retaining Walls
 - e. Cadillac Jacks
7. Adjourn

CITY OF DEADWOOD
PLANNING AND ZONING COMMISSION
Wednesday, December 7, 2016

The meeting of the Deadwood Planning and Zoning was called to order by Chairperson Jim Shedd on Wednesday, December 7, 2016, 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: Jim Shedd, Marie Farrier, Mel Allen and Brett Runge

Absent: Tony Biesiot

Board of Adjustments Present: Dave Ruth

Staff Present:

Bob Nelson Jr., Trent Mohr and Jerity Krambeck

Approval of November 2, 2016 Minutes:

It was moved by Ms. Farrier and seconded by Mr. Allen to approve the November 2, 2016 meeting minutes. Aye – All. Motion carried.

Sign Review Commission:

196 Cliff Street - Princeton Inc., Super 8 - Install New Entrance Signs

Mr. Mohr stated the applicant is requesting permission to install three new freestanding signs at the entrances to the parking lots. Although two of the proposed locations south of the hotel are currently in the highway right of way, there are plans to re-plat the property. Mr. Mohr stated he has spoken to the DOT and they are okay with the signs being placed before this happens. The applicant will have to coordinate with the DOT to ensure the signs do not encroach after the property lines are adjusted. Mr. Mohr stated the proposed signs and their locations are compliant with the sign ordinance.

It was moved by Mr. Allen and seconded by Mrs. Runge to approve the installation of new freestanding entrance signs at 196 Cliff Street. The sign will not encroach into the highway right of way. Aye – All. Motion carried.

79 Sherman Street – Justin Stephens, High Mountain Outfitters – Install New Signs

Mr. Mohr stated the applicant recently relocated from his business in Lead and the proposed signs are to advertise the business at this location. Mr. Mohr stated the proposed signs and their locations are compliant with the sign ordinance. Mr. Mohr stated the applicant is requesting permission to install two new wall signs and one new projecting sign.

It was moved by Mrs. Runge and seconded by Ms. Farrier to approve the sign permits for one projecting and two wall signs at 79 Sherman Street. Aye – All. Motion carried.

Planning and Zoning Commission and Board of Adjustments:

Neighborhood Housing Services of the Black Hills - Finding of Fact and Conclusions

Mr. Nelson discussed the Finding of Fact and Conclusions for the variance request for Calamity Lane, which was denied.

Tract H being a portion of Probate Lot 327, Lot 1 of Murray Subdivision of Probate Lot 327 and a portion of Lot 5 of Pecks Garden Subdivision and a portion of School Lot 16, all located in the City of Deadwood in the NW1/4 of Section 27, T5N, R3E, B.H.M, Lawrence County, South Dakota, according to Plat Document No. 99-2448 and affidavit of correction recorded as Document No. 2000-656; LESS & EXCEPT Peck's Garden Townhomes Subdivision Lots 1 thru 7 according to Plat Document No. 2004-6763 and Lots 14 thru 17 according Plat Document No. 2005-6936, and LESS & EXCEPT Tract A of SKY Subdivision formerly a portion of Tract H as shown in Plat Document No. 2014-3180 and LESS & EXCEPT Lot A of Tract H deeded to State of South Dakota for highway as recorded in Document NO. 2014-3176;

-and-

Tract A of SKY Subdivision formerly a portion of Tract H as shown in Plat Document No. 2014-3180, all located in the City of Deadwood

It was moved by Ms. Farrier and seconded by Mr. Allen to approve the Findings of Fact and Conclusions of the Variance Request for Calamity Lane for Neighborhood Housing and Services of the Black Hills. Aye – All. Motion carried.

Optima LLC -- 360 Main Street – Rezoning Analysis – Amendment to Zoning Map

Bradsky Tract Number 2 and Relocated Williams Street Right-of-Way; A Replat of the Bradsky Tract of M.S. 308, Lots 1A, 2A, 3 and 4 of Tract A of M.S. 81, A Portion of M.S. 308 Described with 50' on Main St, Lots A, B, C, D, E, F, 15, 16, 17, 18, 19, 20, 21, and 22 of Block 3 of the Fountain City Addition to the City of Deadwood, and the Relocated Williams Street Right-of-Way Located in the NW1/4 of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota

It was moved by Mrs. Runge and seconded by Mrs. Farrier to recommend to the City Commission the Rezoning Analysis - Amendment to Zoning Map for Bradsky Tract Number 2 and Relocated Williams Street Right-of-Way; A Replat of the Bradsky Tract of M.S. 308, Lots 1A, 2A, 3 and 4 of Tract A of M.S. 81, A Portion of M.S. 308 Described with 50' on Main St, Lots A, B, C, D, E, F, 15, 16, 17, 18, 19, 20, 21, and 22 of Block 3 of the Fountain City Addition to the City of Deadwood, and the Relocated Williams Street Right-of-Way Located in the NW1/4 of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. Aye – All. Motion carried.

Items From Staff (no action taken)

- Mr. Mohr stated the weather has shut down most of the exterior work at the Welcome Center and the interior of the building is currently being worked on and the office/meeting room area is where the majority of work is currently being completed.
- Mr. Nelson stated he is submitting a grant application for Whitewood Creek cleanup asking for \$182,500.00, which should take the cleanup to the box culverts and Railroad Street. The next phase will start at the south end and come into Deadwood Gulch.
- The final walkthrough of the restrooms at South Gateway is scheduled for Friday.
- Mr. Nelson stated 3 Shine Street retaining wall is complete, pending inspection; the concrete has been poured on the Williams Street retaining wall, but there is still work to be done.
- Cadillac Jacks had a pre-bid on the TIF portion on Monday; possibly beginning work mid-January 2017.

Adjournment:

It was moved by Ms. Farrier 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 6:18 p.m.

ATTEST:

Chairman, Planning & Zoning Commission
Jerity Krambeck, Planning & Zoning Office/Recording Secretary

Secretary, Planning & Zoning Commission

DEADWOOD

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

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

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

MEMORANDUM

Date: January 4, 2017
To: Planning and Zoning Commission
Re: Election of Officers

A. Officers.

1. The officers of the planning and zoning commission shall consist of a chairperson, vice-chairperson and secretary.
2. Each officer shall be appointed with separate motions.
3. Each officer is elected for a term of one year and eligible for re-election.

Action required: Nomination and Election of Chairperson, Vice-Chairperson, and Secretary.

SIGN PERMIT STAFF REPORT

Sign Review Commission
January 4, 2017

Applicant: Lead / Deadwood Regional Hospital
Address: 61 Charles Street, Deadwood, SD 57732
Site Address of Proposed Signage: 61 Charles Street (emergency room entrance)

Computation of Sign Area

Building Frontage: 222 Feet
Total Available Signage: 444 Square Feet
Existing Signage: One Freestanding (24 Square Feet)
Remaining Available Signage Area: 420 Square Feet
Proposed Sign Project: Install new projecting sign (8 Square Feet).
Proposed Building Materials: Metal and Plastic. (see attached rendering).
Proposed Lighting of the Signs: Internally illuminated.
Location of Proposed Sign: Attached is a rendering showing the placement of the sign on the building.

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 15.32.3105 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 a new projecting sign marking the location of the emergency room at the hospital. The Applicant is currently standardizing the signage at all properties throughout the region. The design of this sign reflects that standardization plus some additional scroll work.

The proposed sign and its location require variances from the sign ordinance for the use of plastic, internal illumination and the top of sign being higher than the bottom of the second story windows. (please see attached variance request letter)

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.

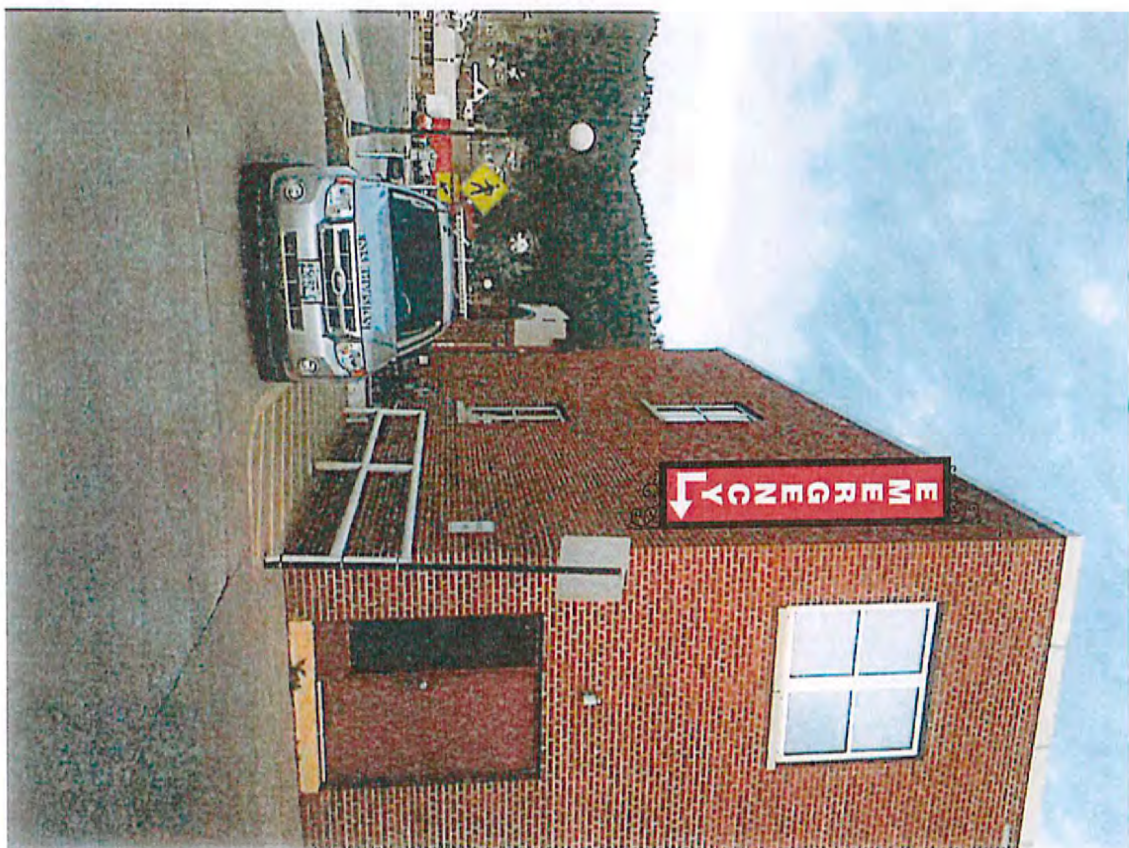
Sign Review Commission Action

Motion to approve sign permit for new projecting sign at 61 Charles Street granting variances for plastic sign face, internal illumination, and the top of the sign above the bottom of the second story windows

OR

Motion to deny proposed sign permit application as submitted.

Ornamental Iron scroll work
attached to mounting bracket
(brackets to be similar to shown)



Please review your
proof to verify:

- Spelling
- Grammar
- Quantities
- Dimensions
- Colors (specify)
- Layout

If changes need to be
made, please note on
the proof and fax or
e-mail back.

Production will not
proceed until
approved.

- ☐ APPROVED AS IS
- ☐ APPROVED WITH CHANGES
- ☐ UNAPPROVED - CHANGES NEEDED

Signature _____ Date _____

Copyright Notice ©
The design and all
elements of this sign are
the property of Signs-A-Lot
and are not to be
reproduced or used in any
manner without written
permission.

Customer: Regional Health Network

Date: 12/15/16 Rev. 2 Drawn by: DH

Scale: 1/2" = 1'-0" Salesman: Dan Hop

Size: 96" h x 22" w Overall Sq/Ft: 14.66

S P E C I F I C A T I O N S

Notes: Illuminated Cabinet sign, two sided with LED lighting



404 St. Orge St. Rapid City, SD 57702
605 343.4603 605 343.6699



Lead-Deadwood Regional Hospital
61 Charles Street
Deadwood, SD, 57732
605-717-6000

December 28, 2016

Deadwood Sign Review Commission

Commission Members:

I am writing this letter to request a variance for our Hospital Emergency Entrance sign located on the main campus. The first request is to allow for a plastic, internal illuminated option allowing for a brighter and more visible option to an external lit sign, creating a cleaner look and enclosed case. The second variance request is for the location of the sign. After reviewing height placement, for safety reasons it is necessary to allow traffic flow from both directions to see over ambulances, landscaping trees, and street lights.

We developed the sign with a Deadwood flare and matched the scrolling on the top and bottom brackets to mimic the updated streetlamp design. As a partner with the city of Deadwood we appreciate any guidance that assists our improvements. If you have any other questions or concerns please do not hesitate to call my office.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Mark C. Schmidt".

Mark C. Schmidt, President

MS:MS

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STAFF REPORT PLANNING AND ZONING JANUARY 4, 2017 JOINT MEETING

APPLICANT: City of Deadwood
102 Sherman Street
Deadwood, SD 57732

PURPOSE: Define Property Lines

GENERAL LOCATION: Division Street / Charles Street

LEGAL DESCRIPTION: Lots 107A and 107B of Block 71, Original Town of Deadwood
Formerly the Public Lots of Division Street and an Unnamed Public Alley, and Lot 107 O.T.
Deadwood; All Located in the City of Deadwood, Lawrence County, South Dakota

FILE STATUS: All legal obligations have been completed.

ZONE: C1 – Commercial District

STAFF FINDINGS:

Surrounding Zoning:

North: C1 – Commercial
South: R1 – Residential
East: R1 – Residential
West: C1 – Commercial

Surrounding Land Uses:

Residential Structures
Residential Structures
Residential Structures
Commercial Building

SUMMARY OF REQUEST

The Final Plat for Lots 107A and 107B of Block 71 has been submitted to define property lines. This will also clear up property lines for a public street and a landowner.

FACTUAL INFORMATION

1. The property is currently zoned C1 – Commercial District

2. Lot 107A, Block 71, is comprised of 0.125 ± Acres
Lot 107B, Block 71, is comprised of 0.139 ± Acres
3. The subject property is located within a city center district.
4. The property is 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 a mix of commercial and residential structures.

STAFF DISCUSSION

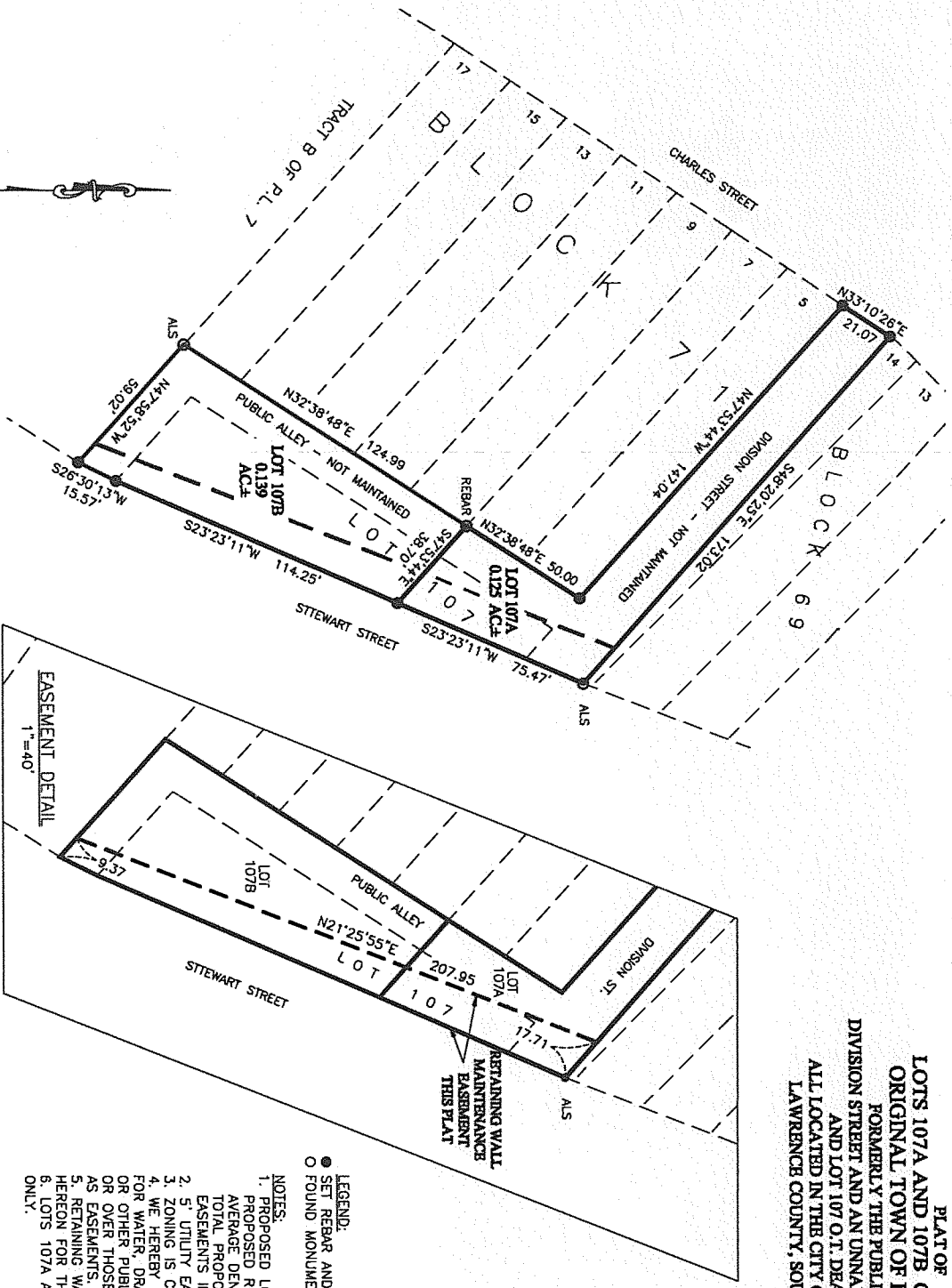
The subject property currently is used as a driveway for 31 Charles Street and vacant land. The lots meet the area and bulk requirements for square footage and this plat creates a maintenance easement for the Stewart Street retaining wall.

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 107A AND 107B OF BLOCK 71,
ORIGINAL TOWN OF DEADWOOD
FORMERLY THE PUBLIC LOTS OF
DIVISION STREET AND AN UNNAMED PUBLIC ALLEY,
AND LOT 107 O.T. DEADWOOD,
ALL LOCATED IN THE CITY OF DEADWOOD,
LAWRENCE COUNTY, SOUTH DAKOTA



OWNER/DEVELOPER:
CITY OF DEADWOOD
108 SHERMAN ST.
DEADWOOD, SD 57732

- LEGEND:
● SET REBAR AND CAP STAMPED "LS 3977"
○ FOUND MONUMENT AS NOTED

- NOTES:
1. PROPOSED LOT AREA = 0.264 ACRES±;
PROPOSED R-O-W AREA = 0.00 ACRES±;
AVERAGE DENSITY PER LOT = 0.132 ACRES±;
TOTAL PROPOSED PLATTED AREA: 0.264 ACRES±
EASEMENTS INCLUDED IN ALL AREAS:
2. 5' UTILITY EASEMENT ON INTERIOR OF ALL LOT LINES.
3. ZONING IS C1 PER CITY OF DEADWOOD ZONING MAP.
4. WE HEREBY GRANT EASEMENTS TO RUN WITH THE LAND
FOR WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE,
OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON
OR OVER THOSE PORTIONS OF LAND DESIGNATED HEREON
AS EASEMENTS.
5. RETAINING WALL MAINTENANCE EASEMENT CREATED
HEREON FOR THE BENEFIT OF THE CITY OF DEADWOOD.
6. LOTS 107A AND 107B ARE FOR TRANSFER PURPOSES
ONLY.

PREPARED BY: ARLETH LAND SURVEYING, LLC	24 CLIFF ST. DEADWOOD, SD 57732 1-605-578-1637	DATE: DECEMBER 2, 2016 KEY: SCALE: 1" = 40'	APPROVED: JMA DRAWN: ED FILE: 8970.dwg



SURVEYOR'S CERTIFICATE
 STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
 I, JOHN M. ARLETH, 24 CLIFF STREET, DEADWOOD, SD, DO HEREBY CERTIFY THAT I AM A
 LICENSED 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__.

JOHN M. ARLETH, R.L.S. 3977

OWNER'S CERTIFICATE
 STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
 DO HEREBY CERTIFY THAT WE ARE
 THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE DO APPROVE THIS
 PLAT AS HERON SHOWN AND THAT DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO ALL
 EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.

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: _____

PLAT OF
LOTS 107A AND 107B OF BLOCK 71,
ORIGINAL TOWN OF DEADWOOD
 FORMERLY THE PUBLIC LOTS OF
 DIVISION STREET AND AN UNNAMED PUBLIC ALLEY,
 AND LOT 107 O.T. DEADWOOD;
 ALL LOCATED IN THE CITY OF DEADWOOD,
 LAWRENCE COUNTY, SOUTH DAKOTA

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__.

CITY PLANNER _____

CHAIRMAN _____

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, S.D. 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 FEE: \$ _____



PREPARED BY:
ARLETH LAND
SURVEYING, LLC

24 CLIFF ST.
 DEADWOOD, SD 57132
 1-605-578-1637

DATE: DECEMBER 2, 2016
 REV: _____
 SCALE: 1" = 40'

APPROVED: MJA
 DRAWN: FD
 FILE: 8970.dwg

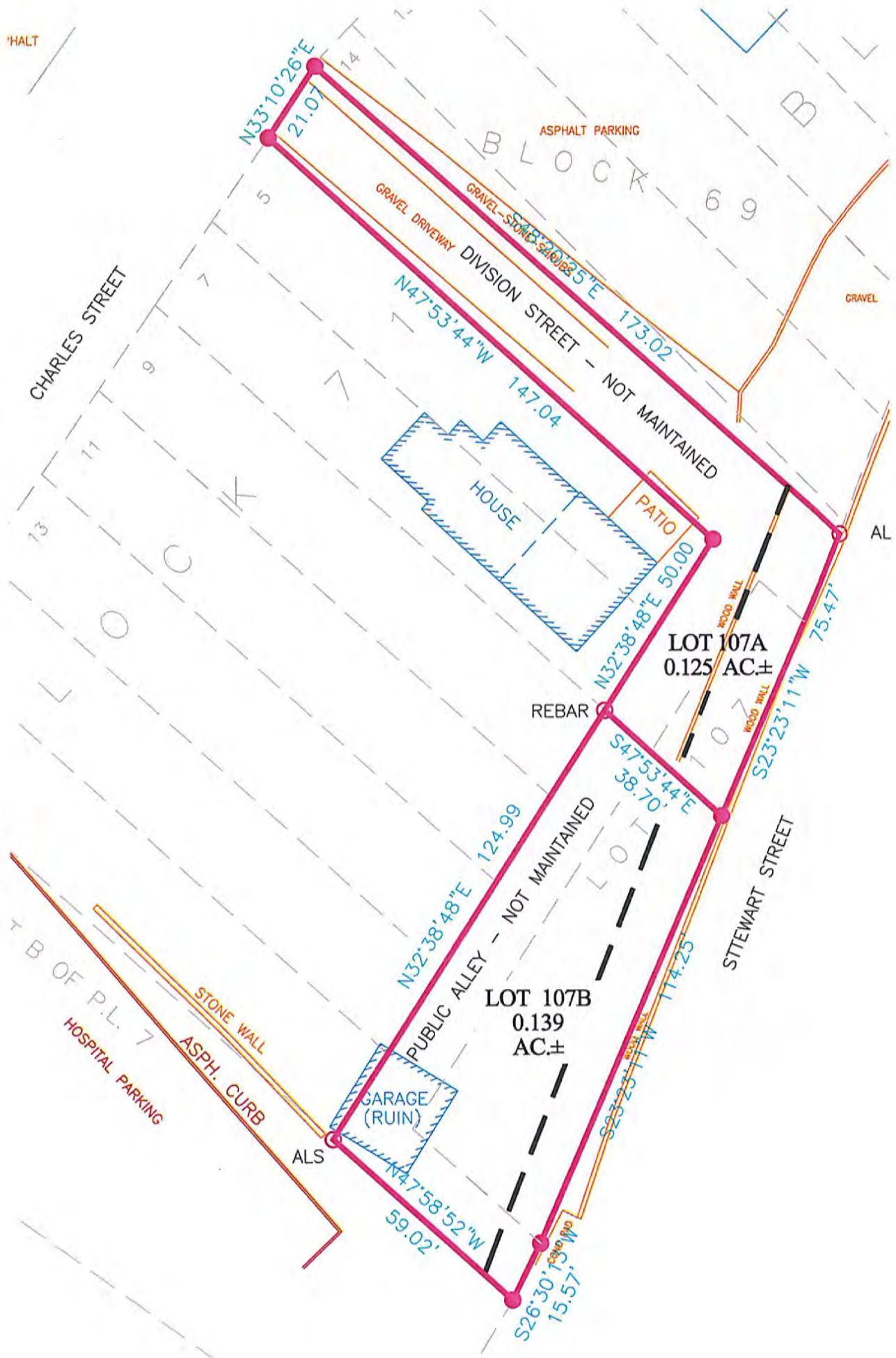


Exhibit: Division Street Plat 2017



Division Street

