

DEADWOOD PLANNING AND ZONING COMMISSION

BOARD OF ADJUSTMENTS

Wednesday, June 1, 2016 – 5:00 p.m.

City Hall, 102 Sherman Street, Deadwood, SD

AGENDA

1. Call Meeting to Order
2. Approval of May 18, 2016 Minutes
3. Sign Review Commission
 - 624 Main Street - Wild Bill Bar**
 - a. Install “Wild Bill Bar” projecting sign in its original location from 610 Main StreetAction Required:
 - b. Approval/Denial by Sign Review Commission
 - 168 Charles Street**
 - a. Install New Wall SignAction Required:
 - b. Approval/ Denial by Sign Review Commission
 - Vendor Application - Vormehr and Youngquist Gallery**Action Required:
 - a. Approval/approve with conditions/denial of the vendor license for Vormehr and Youngquist Gallery
4. Planning and Zoning Commission and Board of Adjustments
5. Items from Staff
 - a. Welcome Center Update
 - b. Powerhouse Park
 - c. DOT
6. Adjourn

CITY OF DEADWOOD
PLANNING AND ZONING COMMISSION
Wednesday, May 18, 2016

The meeting of the Deadwood Planning and Zoning was called to order by Chairperson Jim Shedd on Wednesday, May 18, 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, Tony Biesiot, Mel Allen and Brett Runge

Absent:

Board of Adjustments Present: Dave Ruth, Jr.

Staff Present:

Bob Nelson, Jr., Trent Mohr, and Bonny Fitch

Approval of April 20, 2016 Minutes:

It was moved by Mr. Biesiot and seconded by Ms. Farrier to approve the April 20, 2016 meeting minutes. Aye – All. Motion carried.

Sign Review Commission:

610 Main Street (Eagle Bar) – Nugget Saloon LLC

Mr. Mohr informed the Commission the applicant is requesting permission to install a new projecting sign in the current location of the “Wild Bill Bar” sign. The applicant does not have legal rights to use the name “Wild Bill Bar” as it belongs to another entity and cannot use the existing sign nor alter the sign without losing its status as a historic landmark sign. The “Wild Bill Bar” sign has been purchased by the City and will be moved to Rick and Marge Olesens building. There is a pending permit for the installation of this sign as well. The applicant is replacing the projecting sign with the “Eagle Bar” sign. The proposed sign is a replication of a landmark sign which is regulated by 15.32.330 of the Sign ordinance. The sign application as proposed requires no variances from the sign ordinance. Mr. Ruth stated the “Wild Bill Bar” sign will be moved back to its original location, Wild West Trading Post. *It was moved by Mr. Biesiot and seconded by Ms. Farrier to approve a new projecting sign as proposed at 610 Main Street. Aye – All. Motion carried.*

696 Main Street – Nugget Saloon, LLC

Mr. Mohr informed the Commission the applicant is opening a new business at this location and wishes to install signage advertising the business. The sign and its location are compliant with the sign ordinance. The sign application as proposed requires no variances from the sign ordinance. *It was moved by Mrs. Runge and seconded by Ms. Farrier to approve the new sign at 696 Main Street as proposed. Aye – All. Motion carried.*

Planning and Zoning Commission:

Items From Staff (no action taken)

- Mr. Mohr discussed the Welcome Center Project progress; they have been working on the sidewalks adjacent to the four lanes on the far north end; working on the storm sewer and curbing in the parking lot area. The mason has been working this week on the stone inset of the retaining wall facing Whitewood Creek. The plumbers have been working on the under slab and the electricians will be coming in right behind them. Structural steel has been delivered to the site. Thursday the crane will be coming in to lift the bridge in place. The assembled bridge will be delivered and set on Friday. The utilities across the highway have been bored in. The projected asphalt date for the parking lot is June 13. Mr. Nelson stated the contractor would like to get at least two thirds of the parking lot open to the public before Wild Bill Days. It has to be opened

before the days of 76. Mr. Allen asked how many parking spaces have we lost. Mr. Nelson stated 18; however, we have gained 25 parking spots in the Sherman Street parking lot.

- Mr. Nelson Jr. stated the Powerhouse Park Project has started. The contractor has already done two or three concrete pours. There is a progress meeting Thursday. If you get a chance walk over and look at what has been done so far.
- Mr. Nelson Jr. stated on the Whitewood Creek project there is an on-site meeting June 2 with Game Fish and Parks Wild Life Division, the landscape architect and the Black Hills Fly Fishers to start putting plans together from 76 Drive to McKinley Street Bridge.
- Mr. Nelson Jr. reported on the DOT Project; there is a projected paving date to go from Southside Service to Whistlers Gulch driveway May 31. If Hills Materials finishes another job early they could be paving the entire section. The project is way ahead of schedule. They are getting ready to stake curb in front of Thunder Cove.
- Mr. Nelson, Jr. stated the Mt. Moriah Erosion Control Project has a landscaper working by Wild Bills grave.
- Mr. Nelson, Jr. stated the 76 Drive Realignment entrance has been widened. The contractor will start Thursday to put the power and communication wires underground. This should be completed before the June 10 Bull Riding event.
- Mr. Nelson, Jr. stated retaining walls will be starting soon. Freemont Street and a couple residential walls.

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 5:13 p.m.

ATTEST:

Chairman, Planning & Zoning Commission
Bonny Fitch, Planning & Zoning Office/Recording Secretary

Secretary, Planning & Zoning Commission

DEADWOOD

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Deadwood, South Dakota 57732

OFFICE OF
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DEADWOOD CITY HALL
102 Sherman Street
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SIGN PERMIT STAFF REPORT

Sign Review Commission
June 1, 2016

Applicant: City of Deadwood

Address: 108 Sherman Street, Deadwood, SD 57732

Site Address of Proposed Signage: 624 Cliff Street, Deadwood (Wild Bill Bar)

Computation of Sign Area

Building Frontage: 25 Feet

Total Available Signage: 50 Square Feet

Existing Signage: Wall Sign (50 Square Feet counted as 25 Square Feet)
Projecting Sign (5 Square Feet counted as 2.5 Square Feet)

Remaining Available Signage Area: 22.5 Square Feet

Proposed Sign Project: Install "Wild Bill Bar" projecting sign in its original location on this building from building located at 610 Main Street.

Proposed Building Materials: Metal.

Proposed Lighting of the Signs: Externally Illuminated with neon.

Location of Proposed Sign: Attached are photographs showing the sign back in its original location.

Discussion

The sign project 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 signage project proposed in the current applications 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, the City of Deadwood, recently purchased this sign to facilitate its placement back in its original location on the building located at 624 Main Street, preserving the sign's landmark status. The sign and its location are compliant with the sign ordinance.

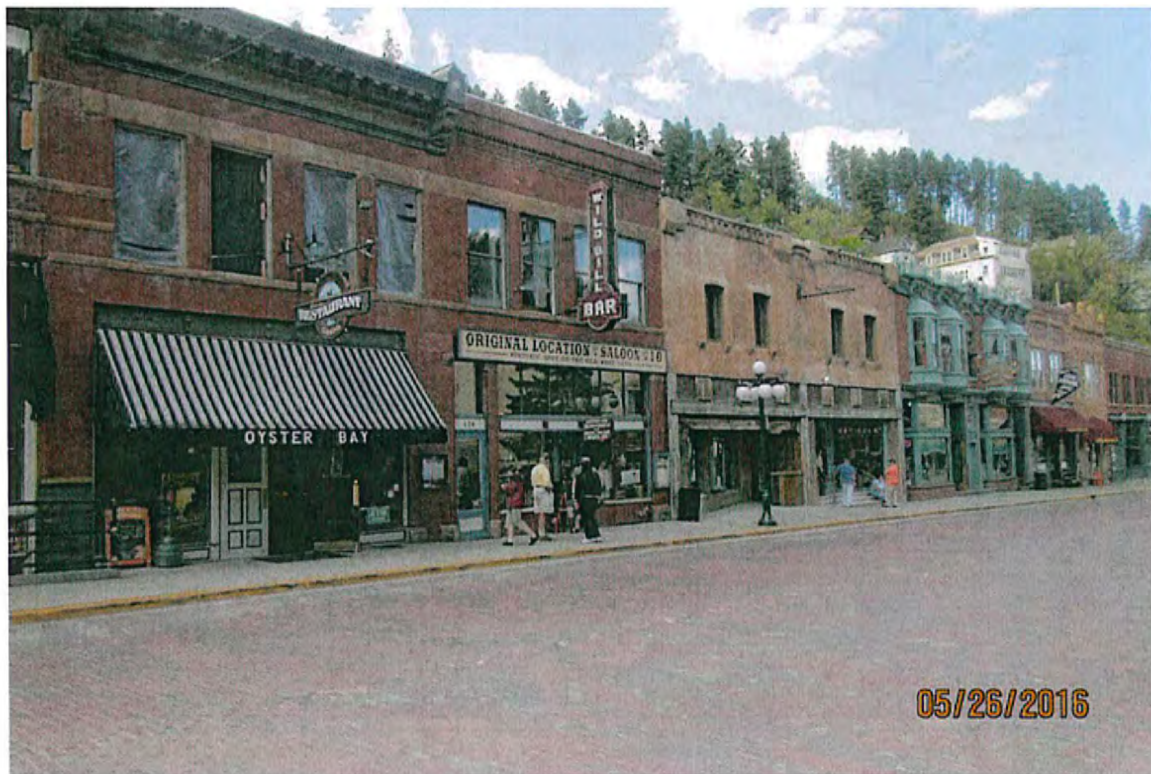
Variances

The sign 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 installing “Wild Bill Bar” projecting sign at 624 Main Street as proposed
OR

Motion to deny installing “Wild Bill Bar” projecting sign as proposed.



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SIGN PERMIT STAFF REPORT

Sign Review Commission
June 01, 2016

Applicant: Jim Antrim

Address: 263 Upper Valley Road, Spearfish, SD 57783

Site Address of Proposed Signage: 168 Charles Street, Deadwood

Computation of Sign Area

Building Frontage: 24 Feet

Total Available Signage: 48 Square Feet

Existing Signage: None

Remaining Available Signage Area: 48 Square Feet

Proposed Sign Project: one new wall sign (32 Square Feet).

Proposed Building Materials: Wood (see attached rendering).

Proposed Lighting of the Signs: None

Location of Proposed Sign: Attached is a photograph of the proposed location of the sign.

Discussion

The sign project 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 signage project 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 uses this garage as the workshop for his business and wishes to install a sign to advertise the location as he does meet clients there. The applicant is the owner of record for this property. The sign as proposed requires two variances to the sign ordinance: 1) the sign's vertical dimension is greater than three feet and 2) the signs location on the building will be higher than the lowest point of the roofline (see attached variance request letter and view from Cliff Street photograph).

Variances

The sign application in review as proposed requires two 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 new wall sign at 168 Charles Street granting two variances as proposed
OR

Motion to deny new wall sign as submitted.

← 8' →

Pro-Steam / Pro-Restoration

Carpet & Upholstery / Water Restoration

Jim Antrim

Certified Restoration Technician

Owner/Operator



Journeyman Water Restorer
Journeyman Textile Cleaner

605.578.2844
Cell 605.580.2845

↑ i ↓

location of sign



view from cliff street

TO THE DEADWOOD SIGN REVIEW COMMISSION.,

*PRO-STEAM CARPET & UPHOLSTERY WOULD LIKE TO APPLY FOR TWO (2)
VARIANCES TO THE SIGN ORDINANCES AS ESTABLISHED BY SECTION 15.32.310*

1. WALL SIGNS c AND d.

*1. IN ORDER FOR THE TRAFFIC ON CLIFF ST. / HWY 85 TO SEE MY SIGN WHICH IS
APPROXIMATELY 100 YRSD IN FRONT OF MY GARAGE ACROSS THE WALNUT ST.
BRIDGE I WOULD LIKE TO HAVE THE SIGNS VERTICAL DIMENSION SIZE
INCREASED FROM 3' TO 4'. THIS WILL ALLOW THE CONSUMER DRIVING BY ON
CLIFF ST. / HWY 85, A BETTER VISUAL AND THE ABILITY TO READ THE SIGN
EASIER.*

*2. I WOULD ALSO LIKE TO ADJUST THE MAXIMUM HEIGHT OF INSTALLATION TO
EXTEND ABOVE THE LOWEST POINT OF THE ROOF SO THAT THE SIGN IS
CENTERED ABOVE THE GARAGE DOORS AND BELOW THE LOFT WINDOW
CREATING A MORE SYMMETRICAL LOOK.*

SINCERELY

PRO-STEAM CARPET & UPHOLSTERY

JIM ANTRIM

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VENDOR APPLICATION

Date: May 23, 2016
To: Planning and Zoning Commission
From: Robert E. Nelson, Jr., Zoning Administrator
Re: 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. The location is within the Locally Designated Historic District which would prohibit the use of temporary structures. Vicki Vormehr with Vormehr and Youngquist Gallery has been a vendor in Deadwood before and has reported sales tax to the state in the past. They plan to present a copy of their current sales tax number by August 1st. The location is at 627 Main Street. Staff recommends approval of the vendor permit for Vicki Vormehr dba Vormehr and Youngquist Gallery.

Merchandise: Watercolor and Oil Prints (Artwork)

Action:

Approval/approve with conditions/denial of the vendor license for Vormehr and Youngquist Gallery

Application Date: 5/23/16
Payment Received: 5/23/16

Application for Temporary Vendors License

The Deadwood Zoning Administrator and Planning & Zoning Commission review all applications.

Applicant: Vicki Vormehr
Name of Business: Vormehr and Youngquist Gallery
Applicant's mailing address: 3607 West 10th St., Lawrence, Ks 66049
Telephone: (785) 218-7711 Cell: (785) 218-7711

Please select your type of vending:

- * Outside of a structure – \$750.00 _____
- * Inside of an existing structure – \$250.00 *

For a period of fourteen (14) days: Beginning: Aug 2, 2016
Ending: Aug 14, 2016

South Dakota Sales Tax Number: applied May 15; when bring in to office Aug 1, 2016

Physical street address of vending location: 627 Main St Celebrity Hotel
Deadwood, South Dakota 57732

Contact Name and phone number of property owners: Ken Geinger
Celebrity Hotel (605) 578-1909

Complete description of goods and/or services: Original Paintings in Watercolor,
and Oil. Signed & numbered prints available
Theme is Western - cowgirl - motorcycle Theme

I agree that any falsification, misstatements or omissions, including those related to location and goods to be sold, shall result in immediate revocation of this license and forfeiture of the right to operate within the City Limits of Deadwood. It is further understood that payment of applicable state and city sales tax is made a provision of this license.

Applicant's signature: Vicki L. Vormehr Date submitted: May 15, 2016