DEADWOOD PLANNING AND ZONING COMMISSION

Wednesday, May 6, 2015 – 5:00 p.m.

City Hall, 102 Sherman Street, Deadwood, SD

AGENDA

- Call Meeting to Order
- 2. Approval of April 15, 2015 Minutes
 - 3. Sign Review Commission

Greg Vecchi - 251 Highway 14A, (Slag Pile NW Deadwood) Continued from 4/15/15

1. Free Standing Wall Signs

Action Required:

a. Approval/Denial of Free Standing Signs

Deadwood Gulch Resort - 304 Cliff Street

1. Install New Wall Sign

Action Required

a. Approval/Denial of New Wall Sign

Optima LLC – 927 Main Street

- 1. Install Two Private Directional Signs
 - a. Approval/Denial of New Signs
- 4. Commercial Highway Zoning: Review Permitted Uses by Right and Conditional Use
 - 1. Discussion and Recommend Changes
- 5. Denise Parker Animal Rights
- 6. Items from Staff
 - Rodeo Grounds Grandstands Project
 - Highway 85 Reconstruction Update
 - Mickelson Trail Boardwalk
 - Conditional Use Permit 360 Main 2006
- 7. Adjourn

CITY OF DEADWOOD PLANNING AND ZONING COMMISSION Wednesday, April 15, 2015

<u>Present Planning and Zoning Commission</u>: Jim Shedd, Marie Farrier, Mark Speirs, Sheree Green, and Mel Allen.

<u>Present Board of Adjustments</u>: Dave Ruth, Gary Todd, Jim Van Den Eykel, Chuck Turbiville, and Georgeann Silvernail.

A quorum present Chair Shedd called the Planning and Zoning Commission and Board of Adjustments meeting to order Wednesday, April 15, 2015 at 5:00 p.m. in Deadwood City Hall at 102 Sherman Street, Deadwood, SD.

Approval of January 21, 2015 and February 18, 2015 Meeting Minutes:

It was moved by Mr. Speirs and seconded by Mr. Allen to approve the January 21, 2015 and February 18, 2015 meeting minutes. Aye - All. Motion carried.

Sign Review Commission:

Waiver of Banner Restriction - Regional Hospital and Clinic and Highway 85 Businesses.

Mr. Nelson Jr. informed the Commission that the Hospital is requesting permission to display banners that do not meet standards. Because of the Highway construction it has been recommended to him by the Lead/Deadwood Economic Development to allow banners temporarily during the construction period with a time period of April 6 to November 1, 2015. It was moved by Ms. Green and seconded by Mr. Allen to recommend to the City Commission to allow Lead-Deadwood Regional Hospital and Clinic to hang two proposed banners for the month of May. Aye – All. Motion carried.

It was moved by Ms. Green and seconded by Ms. Farrier to recommend to the City Commission to allow for the Zoning Administrator and the Building Inspector to approve or deny banner applications for businesses in the Highway 85 construction from Cemetery Street to Walnut Street during the reconstruction period of April 6 to November 1, 2015. Aye –All. Motion carried.

Roadhouse Coffee - 420 Cliff Street

Mr. Mohr informed the Commission that Roadhouse Gourmet Coffee is requesting to install a wall sign on the exterior of the building. The sign will be metal cabinet with plastic face and will be internally illuminated. The sign application as proposed requires no variance from the sign ordinance. It was moved by Mr. Speirs and seconded by Ms. Farrier to approve the sign application for a new sign at 420 Cliff Street as proposed. Aye –All. Motion carried.

Greg Vecchi – 251 Highway 14A, (Slag Pile NW Deadwood).

Mr. Mohr informed the Commission that Greg Vecchi is requesting three signs to be placed at 251 Highway 14A. Two of the signs will be 24 square feet side by side and the third sign will be 32 square feet. All signs will be non-illuminating, composite material, painted black with white printed lettering. The sign application as proposed requires no variances from the sign ordinance. It was moved by Mr. Speirs and seconded by Ms. Green to continue the request until next meeting. Aye –All. Motion carried.

Fowler Insurance Agency Inc. - 22 Cliff Street

Mr. Mohr informed the Commission that Fowler Insurance Agency is replacing the existing sign with one of same size but with different design. The new sign will be two (2) inch thick high density foam, sandblasted for wood-like appearance. The sign application as proposed requires no variances from the

sign ordinance. It was moved by Mr. Speirs and seconded by Ms. Farrier to approve sign application to replace existing sign with one of same size as proposed. Aye -All. Motion carried.

Commercial Highway Zoning.

Mr. Nelson Jr. presented the Commission with a list of Permitted Uses and Conditional Uses within the Commercial Highway Zoning District. Mr. Nelson asked the Commission to review the current and drafted potential lists that would reflect changes to the zoning ordinance. This will be discussed at the next meeting.

Items From Staff (no action taken)

- Rodeo Grounds Grandstands Project Mr. Nelson Jr. gave an update on the project and that the Projected timetable for completion is still on track.
- Highway 85 Reconstruction Update Mr. Nelson Jr. update the commission on the upcoming construction tasks related to the Highway 85 reconstruction.
- Mickelson Trail Boardwalk Mr. Nelson Jr. informed the commission that construction would Begin in the coming weeks with completion by the end of July.

Adjournment:

It was moved by Mr. Speirs and seconded by Ms. Farrier 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 5:15 p.m.

ATTEST:	
Jim Shedd	Sheree Green
Chairman, Planning & Zoning Commission	Secretary, Planning & Zoning Commission
Bonny Fitch, Planning & Zoning Office/Recording Secretary	



OFFICE OF
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SIGN PERMIT STAFF REPORT ADDENDEM

Sign Review Commission May 20, 2015

Applicant: Greg Vecchi

Address: 19 Centennial Avenue Deadwood, SD 57732

Site Address of Proposed Signage: 251 Highway 14A, (Slag Pile NW Deadwood)

Discussion

Attached please find renderings of the proposed signs.

Sign numbers 1 and 2 will be placed on the existing structure of previously approved signs as indicated by the photographs in initial staff report.

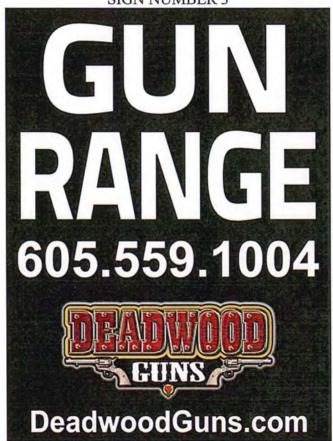
Sign number three will be placed on metal structure and placed near storage container on site (see attached photograph).

There are no changes to the previously submitted staff report for this sign application.

SIGN NUMBERS 1 & 2

GUNS CANGE 605.559.1004 DeadwoodGuns.com

SIGN NUMBER 3



STRUCTURE FOR SIGNS 1 & 2







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SIGN PERMIT STAFF REPORT

Sign Review Commission May 6, 2015

Applicant: Deadwood Gulch Resort

Address: 304 Cliff Street Deadwood, SD 57732

Site Address of Proposed Signage: 304 Cliff Street Deadwood

Computation of Sign Area

Building Frontage: 260 Feet

Total Available Signage: 520 Square Feet

Existing Signage: One Freestanding (64 Square Feet)

One Wall Sign (60 Square Feet)

Remaining Available Signage Area: 396 Square Feet

Proposed Sign Project: Install new wall sign above main entrance.

Proposed Building Materials: Metal face with reverse channel letters (see attached rendering).

Proposed Lighting of the Signs: Internally illuminated.

Location of Proposed Sign: Above main entrance (see attached rendering).

Discussion

The sign project 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 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 application in review is for installation of one new wall sign. The sign and its location are compliant with the sign ordinance.

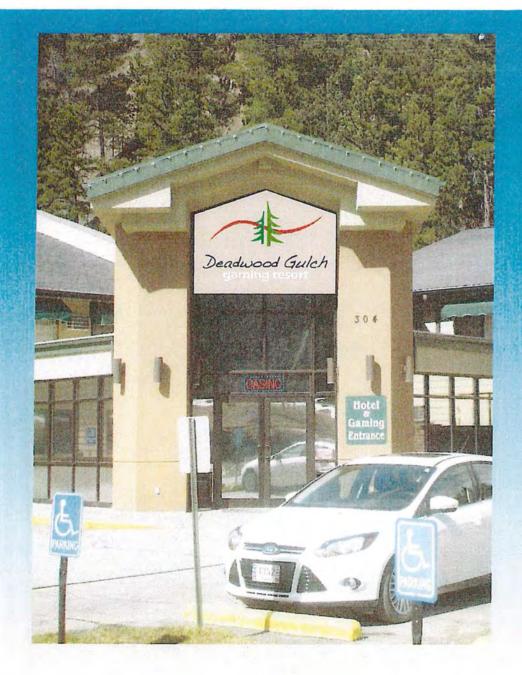
Variances

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 sign application to install new wall sign 304 Cliff Street as proposed OR

Motion to deny sign application as proposed.



8'10" -



6'6"

Logo and letters will be reverse channel and back lighted with LED's.

Background will be aluminum construction. It will be textured and apinted to match building.

605-342-0481 Fax: 605-342-9474 I650 Samco Road



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SIGN PERMIT STAFF REPORT

Sign Review Commission May 6, 2015

Applicant: Optima LLC

Address: 927 Main Street Raid City, SD 57701

Site Address of Proposed Signage: 360 Main Street (Cadillac Jacks new parking lot)

Computation of Sign Area

Building Frontage: N/A

Total Available Signage: N/A

Existing Signage: N/A

Remaining Available Signage Area: N/A

Proposed Sign Project: Install two new private directional signs in parking lot.

Proposed Building Materials: Vinyl wrapped metal faces with metal framework (see attached

rendering).

Proposed Lighting of the Signs: No illumination planned.

Location of Proposed Sign: Both entrance/exit points of parking lot (see attached plan).

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 application in review is for installation of two new private directional signs. The signs and their locations 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 sign application to install two new private directional signs at 360 Main Street as proposed

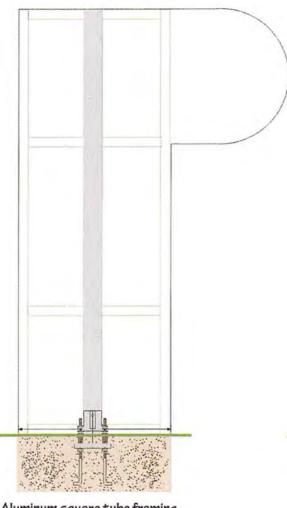
OR

Motion to deny sign application as proposed.

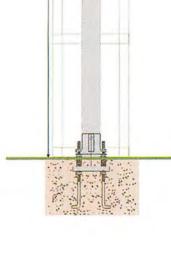
Option 1

56.76 in 90 in

Double faced parking sign, approx 90"T x 5634"W x 12"Dp Non-illuminated with printed/vinyl graphics as per approved artwork Overall sq footage is approx 36 sq ft.



2" Aluminum square tube framing inside sign. Framework to be bolted to breakaway post.



Back View

16 in .



1740 East North St. Rapid City, SD 57701 605-348-8744

Fax: 388-6199 Email: signs@hills.net

	APPROVAL FOR PRESENTATION		SCALE: nts	Client Information
1	Date: 3/20/2015	Maurice Miller Designer	Vicky Genhaus Sales Consultant	Client Contact: Location:
	File Name: CJ's New Parking Sign	Revision: 2b	W/O Number:	Phone: E-mail/Fax:
	© Copyright 2015 This drawing was created to assist you in visualizing our proposal. Actual sign may vary (color design & size). The original ideas herein are the property of Conrad's Big "C" Signs. Permission to copy or revise this drawing can only be obtained through a written agreement with Conrad's Big "C" Signs.		NAME DATE.	



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Commercial Highway Uses

Date: May 1, 2015

To: Planning and Zoning Commission

From: Robert E. Nelson, Jr., Zoning Administrator

Please review the included proposed list of Permitted Uses and Conditional Uses within Commercial Highway Zoning Districts. Please review the list and make some notes so we can have a brief discussion at the meeting.

Thank You!

17.40.020 Uses permitted by right.

Property in the CH commercial highway district shall be used for the following purposes or any use which the planning commission considers comparable to another use which is directly listed under this section.

- 1. Education Facility;
- 2. Auditorium, indoor theaters;
- 3. Auto sales, service, detailing, parts;
- 4. Banks, accounting services;
- 5. Barber and beauty shops, spa;
- 6. Bowling alley, indoor amusement facility;
- 7. Civic youth social/fraternal organization;
- 8. Department Store;
- 9. Electrical and household appliance stores, sales and service;
- 10. Food Service; catering, food preparation, bakery, restaurant, delicatessen, bar, lounge;
- 11. Furniture stores;
- 12. Gaming (within city boundaries as of November 1, 1989);
- 13. General Retail Sales:
- 14. Hotels and motels;
- 15. Insurance, real estate, investment offices, mail order;
- 16. Laundromat and dry cleaner;
- 17. Libraries and museums:
- 18. Liquor stores;
- 19. Medical, dental, eye care clinics, Hospitals;
- 20. Miniature golf, outdoor amusement park;
- 21. Novelty, curio, antique and souvenir shops;
- 22. Parks, recreation land;
- 23. Professional service offices;
- 24. Public entertainment facility; and
- 25. Municipal facilities, governmental offices;

17.40.030 Conditional uses.

The following uses, or any use which the planning commission considers comparable to another use which is directly listed under this section, may be permitted in the CH commercial highway district under the provisions of Chapter 17.76, Conditional Uses.

- 1. Animal hospital for large animals;
- 2. Animal hospital for small animals;
- 3. Bed and breakfast;
- 4. Camping Area, RV Park;
- 5. Churches and related uses;
- 6. Day care centers;
- 7. Duplex, townhouse, Condominium(s);
- 8. Dwelling unit, multiple-family;
- 9. Dwelling unit, single-family;
- 10. Dwelling unit, for hired personnel only;
- 11. Efficiency living unit;
- 12. Equipment rental;

- 13. Frozen food lockers, not including slaughtering on the premises;
- 14. Fuel storage tanks, above and below ground;
- 15. Greenhouse, Nursery;
- 16. Group home for developmentally disabled;
- 17. Home occupations;
- 18. Massage therapy office, state license required;
- 19. Mortuaries;
- 20. Nursing homes, assisted living;
- 21. Pet shops;
- 22. Sanitariums, mental institutions;
- 23. Tattoo business, state health department certified;
- 24. Valet parking;
- 25. Warehouse, Storage Units;
- 26. Wildlife preserves