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

1876 DEADWOOD HISTORIC PRESERVATION

Bob Nelson, Jr.
Planning & Zoning Administrator
Telephone (605) 578-2082
bobjr@cityofdeadwood.com

A Regular Meeting of the Deadwood Planning and Zoning Commission will be held on Wednesday, April 15, 2015 at 5:00 p.m. at the Deadwood City Commission Chambers, located at 102 Sherman Street, Deadwood, South Dakota.

AGENDA:

5:00 p.m. Call meeting to order
January 21, 2015 Minutes
February 18, 2015 Minutes

SIGN REVIEW COMMISSION:

Waiver of Banner Restriction – Regional Hospital and Clinic and Highway 85 Businesses
1. Recommendation to City Commission

Roadhouse Coffee – 420 Cliff Street
1. Wall Sign
   Action Required:
   a. **Approval/denial of wall sign**

Greg Vecchi – 251 Highway 14A, (Slag Pile NW Deadwood)
1. Free Standing Signs
   Action Required:
   a. **Approval/denial of Free Standing signs**

Fowler Insurance Agency Inc. – 22 Cliff Street
1. Wall Sign
   Action Required:
   a. **Approval/denial of wall sign**

Commercial Highway Zoning: Review of Permitted Uses by Right and Conditional Uses
1. Discussion and Recommend Changes.

Open

- Rodeo Grounds Grandstands Project
- Highway 85 Reconstruction Update
- Mickelson Trail Boardwalk

Adjourn

CITY OF DEADWOOD

PLANNING AND ZONING COMMISSION

January 21, 2015 REGULAR MEETING

The Regular Meeting of the Deadwood Planning and Zoning Commission and Board of Adjustment was called to order by Chairperson Jim Shedd on Wednesday, January 21, 2015 at 5:00 p.m. in the Deadwood City Hall Meeting Room located at 102 Sherman Street, Deadwood, SD 57732.
PRESENT PLANNING & ZONING: Jim Shedd, Marie Farrier, Mark Speirs, Sheree Green, and Mel Allen.

APPROVAL OF MINUTES:
It was moved by Mr. Speirs and seconded by Ms. Farrier to approve the minutes of the December 17, 2014 Meeting. Aye - All. Motion carried.

2015 ELECTION OF OFFICERS:
It was moved by Mr. Allen and seconded by Mr. Speirs to appoint Mr. Jim Shedd for the position of Planning and Zoning Commission Chairperson. Aye- All. Motion Carried.

It was moved by Mr. Allen and seconded by Ms. Green to appoint Mr. Mark Speirs for the position of Planning and Zoning Commission Vice Chairman. Aye-All. Motion carried.

It was moved by Mr. Allen and seconded by Mr. Speirs to appoint Ms. Sheree Green for the position of Planning and Zoning Commission Secretary. Aye-All. Motion Carried.

SIGNS:

Permitted Uses- Fur-Ever Wild- 305 Cliff Street- Terri Petter

Mr. Nelson introduced Terri Petter. Ms. Petter discussed the business she would like to open on Cliff Street and the details it requires. She stated that no animals at the property will be over six months old and they take extreme precautions to ensure the property is safe for both the animals and people. Ms. Petter said the animals do not howl or bark and they will never be left out overnight. She showed evidence of all guidelines they follow and the permits they maintain. Ms. Petter said that at the end of the season or when the animals reach six months of age, they will go back to their larger site in Minnesota. She stated that there will be staff on 24 hours a day, seven days a week. Ms. Petter said the animals are pulled from their mother before their eyes open so when they do, they are familiar with people. Ms. Farrier questioned if they were going to have a camping area on the property. Ms. Petter said they will not be doing that the first year due to the conditional use permit.

Mr. Shedd opened the floor to the public.

Ms. Linda Blair asked why there are no parent animals. Ms. Petter said it is easier to get them to socialize and makes it easier for the animals to adapt to humans. It also makes it easier to monitor their eating habits and overall health.

Ms. Blair expressed concern with having animals in a residential neighborhood. Ms. Petter explained the animals are around humans from 12 days old and expressed she has no concerns or issues with having the animals around people. She also reiterated that the animals will have constant supervision.

Ms. Rhonda Feterl asked how late the facility would be in operation at night. Ms. Petter said they would be closing no later than 9:00 p.m.

Mr. Speirs asked if they had already applied for the state license. Ms. Petter said they have not yet applied.

Ms. Farrier asked if there is a fence. Ms. Petter said the fence will be a minimum of six feet and the animals will never be left unattended.

It was moved by Mr. Speirs and seconded by Ms. Green to approve one (1) permitted use permit for Fur Ever Wild at 305 Cliff Street. Aye- All. Motion carried.

FINAL PLAT: Lot 4, Being a Portion of M.C. 216; Formerly Parcel Located in the SW ¼ of Section 23, T5N, R3E, BHM, City of Deadwood, Lawrence County, South Dakota.

Mr. Nelson said the property is zoned Public Use and is currently owned by the State of South Dakota. He said the legal description is currently going through legislation.

It was moved by Ms. Green and seconded by Mr. Speirs to approval of the final plat of Lot 4, Being a Portion of M.C. 216; Formerly Parcel Located in the SW ¼ of Section 23, T5N, R3E, BHM, City of Deadwood, Lawrence County, South Dakota. Aye- All. Motion carried.

FINDINGS AND FACTS- REQUEST FOR A 5' VARIANCE FROM SECTION 17.24.040.C.1- FRONT YARD SETBACK REQUIREMENTS

It was moved by Mr. Speirs and seconded by Ms. Farrier to approve the Findings and Facts of the front yard setback requirements for First Interstate Bank at 152 Sherman Street.

OPEN

ADJOURNMENT:

It was moved by Mr. Speirs and seconded by Ms. Green to adjourn the Regular Meeting of the Planning and Zoning Commission. Aye - All. Motion carried.

There being no further business, the Planning & Zoning Commission adjourned at 5:50 p.m.

ATTEST:

_____

Mr. Jim Shedd
Chairman
Planning and Zoning

_____

Ms. Sheree Green
Secretary
Planning and Zoning

CITY OF DEADWOOD

PLANNING AND ZONING COMMISSION

February 18, 2015 REGULAR MEETING

The Joint Meeting of the Deadwood Planning and Zoning Commission and Board of Adjustment was called to order by Chairperson Jim Shedd on Wednesday, February 18, 2015 at 5:00 p.m. in the Deadwood City Hall Meeting Room located at 102 Sherman Street, Deadwood, SD 57732.

PRESENT PLANNING & ZONING: Jim Shedd, Marie Farrier, Mark Speirs, Sheree Green, and Mel Allen.

PRESENT BOARD OF ADJUSTMENT: Dave Ruth, Gary Todd, Chuck Turbiville, and Georgeann Silvernail.

ABSENT BOARD OF ADJUSTMENT: Jim Van den Eykel

APPROVAL OF MINUTES:
It was moved by Mr. Speirs and seconded by Ms. Farrier to continue the minutes of the January 21, 2015 meeting. Aye – All. Motion carried.

SIGNS: Trent Mohr

Franklin Hotel- 700 Main Street- Hotel Franklin, Inc.

Mr. Mohr said the Franklin Hotel is requesting one projecting sign that complies with the sign ordinance and no variance is required. The sign will be an externally illuminated sign for Legends Steakhouse.

It was moved by Mr. Speirs and seconded by Mr. Allen to approve the application for one (1) projecting sign with no variances for the Franklin Hotel at 700 Main Street. Aye – All. Motion carried.

FINAL PLAT: Lots 1A and 2A of Hanson's Addition to the City of Deadwood, Formerly Lots 1 and 2 of M.S. 109 Located in M.S. 109 and in the NE ¼ of Section 27, T5N, R3E, B.H.M., Lawrence County, South Dakota.

Mr. Nelson said the property is currently zoned R1 Residential and both parcels have access from Main Street. The land is located outside of a flood plain and public facilities serve the properties.

It was moved by Ms. Green and seconded by Ms. Farrier to approve the application for the Plat of Lots 1A and 2A of Hanson's Addition to the City of Deadwood, Formerly Lots 1 and 2 of M.S. 109 Located in M.S. 109 and in the NE ¼ of Section 27, T5N, R3E, B.H.M., Lawrence County, South Dakota.

Mr. Shedd closed the Planning and Zoning Meeting.

Mr. Turbiville opened the Board of Adjustment.

FINAL PLAT: Lots 1A and 2A of Hanson's Addition to the City of Deadwood, Formerly Lots 1 and 2 of M.S. 109 Located in M.S. 109 and in the NE ¼ of Section 27, T5N, R3E, B.H.M., Lawrence County, South Dakota.

It was moved by Ms. Silvernail and seconded by Mr. Ruth to approve the application for the Plat of FINAL PLAT: Lots 1A and 2A of Hanson's Addition to the City of Deadwood, Formerly Lots 1 and 2 of M.S. 109 Located in M.S. 109 and in the NE ¼ of Section 27, T5N, R3E, B.H.M., Lawrence County, South Dakota.

Mr. Turbiville closed the Board of Adjustment and turned the meeting over to the Planning and Zoning Commission.

OPEN

Mr. Nelson suggested going over the zoning districts and reformatting the Commercial Highway Uses. He said there is no action to take currently, but we can go over them and edit at a later time.

Mr. Nelson discussed the proposed project for updating the Rodeo Grounds. He mentioned the possible costs and the benefits it would bring. He answered all questions the Commission had.

Mr. Nelson informed the Commission of the branding development and marketing action plan. He made it available to be taken for review.

ADJOURNMENT:
It was moved by Ms. Farrier and seconded by Mr. Speirs to adjourn the Regular Meeting of the Planning and Zoning Commission. Aye – All. Motion carried.

There being no further business, the Planning & Zoning Commission adjourned at 5:20 p.m.

ATTEST:

_____
Mr. Jim Shedd
Chairman
Planning and Zoning

_____
Ms. Sheree Green
Secretary
Planning and Zoning

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Waiver of Banner Restriction

Date: April 9, 2015

To: Planning and Zoning Commission

From: Bob Nelson, Jr., Zoning Administrator

Re: Waiver of Banner Restrictions

The Lead-Deadwood Regional Medical Clinic and Hospital recently submitted two banner applications for the Month of May and the renderings are attached. As proposed the banners are not allowed based on the City of Deadwood code below:

26. Banners are generally not allowed. However, when used in connection with a special or civic event are allowed with a permit, available through the city, at a rate of sixty dollars ($60.00) per business, per banner, per calendar year - multiple banners may be included in one application, however each banner in such application is subject to the fee; provided the event is sponsored by a not-for-profit organization or a governmental agency. Special events shall be designated by the city commission. The permit fee may be waived for a nonprofit organization, provided it obtains a permit from the city. All such banners and signs shall be allowed to be placed no sooner than seventy-two (72) hours prior to the beginning of the event and removed within forty-eight (48) hours after the termination of the event. All banners displayed under this clause must explicitly and clearly promote the special or civic event or include the promotion of Historic Deadwood by including the following language, "Welcome to Historic Deadwood." A permit must be obtained and issued by the zoning administrator and the building inspector. The banners must be approved by the zoning administrator and the building inspector.

Banners hung pursuant to this section must primarily and principally specify the special or civic event, OR with the text "Welcome to Historic Deadwood" primarily and principally displayed. The banner must be made of water-resistant materials and placed on a building facade during the promoted special or civic event in compliance with the existing sign ordinance. It may not

exceed ninety-six (96) square feet in area. No variances to this size limit may be approved by the planning and zoning commission. It shall be a single-piece sign with no attachments or additions, including but not limited to, the addition of any handwritten letters or symbols. Only one (1) banner may be placed on any one (1) side of a building or facade. Banners may be placed on temporary structures, including but not limited to, stages or fences that are constructed for special or civic events. An applicant who wishes to appeal the decision of the zoning administrator and the building inspector may appeal to the planning and zoning commission as provided by statute.

As you will notice that banners are 'generally not allowed' except for during designated special events, there are circumstances that are currently creating hardships on the service and business industry along the Highway 85 corridor in the form of Highway Reconstruction. The businesses in the construction area are going to be challenged with marketing and letting clients and customers know that they are open for business or to entice people to visit their establishments. The two banners proposed are an attempt to assist in signage of the Lead Deadwood Regional Facilities and I feel there should be a waiver of the banner restriction granted to assist in the highway 85 reconstruction impacts. I am sure that more of these requests will be submitted throughout the summer months as businesses contend with the highway 85 reconstruction. Below are some possible actions that could be taken.

Action:

Recommend to the City Commission to allow Lead-Deadwood Regional Hospital and Clinic to hang the two proposed banners for the month of May.

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 6th to November 1st of 2015.

City of Deadwood, SD

BANNER PERMIT APPLICATION

(NOTE: ONE APPLICATION PER BANNER PER FAÇADE REQUIRED)

APPLICANT INFORMATION

Property Owner's Name: Lead Deadwood Regional Hospital

Address: 61 Charles Street.

City: Deadwood State: SD Zip: 57732

Telephone: 717-6010 Fax: _____

PROPOSED BANNER LOCATION

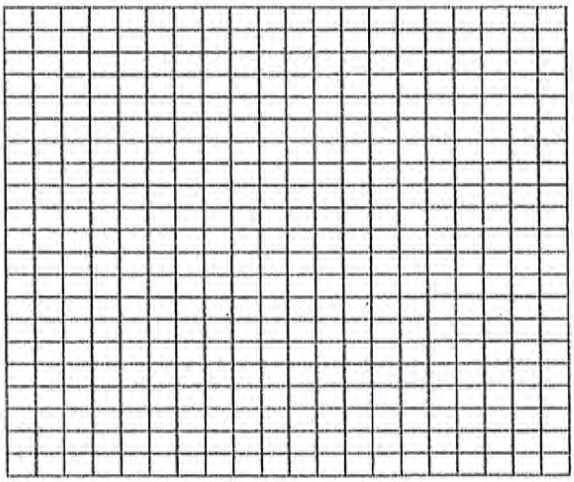
Business Name: Same.

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

Description of Proposed Banner Location on Building

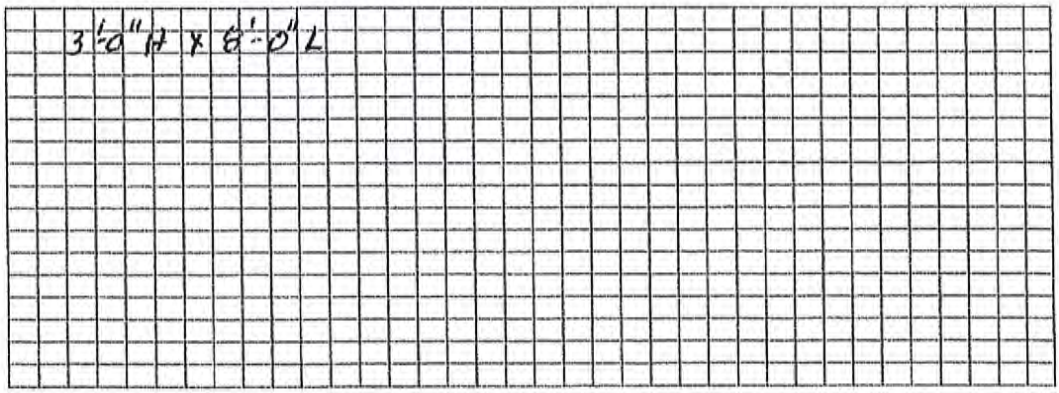


west of Front entrance to Hospital

May 1 - May 31, 2015

DESCRIPTION AND DIMENSIONS OF BANNER

Proposed Banner with dimensions (photograph or sketch of proposed banner)



Please return the completed application to the City of Deadwood Planning & Zoning Office - 108 Sherman Street. Revised 4-2012.

City of Deadwood, SD

FINAL APPROVAL SIGNATURES

With the authority provided by the City of Deadwood and the Deadwood Planning and Zoning Commission, we the following Planning and Zoning Officer and the City Building Inspector do hereby approve the banner application.

Planning and Zoning Officer	Date	City Building Inspector	Date

APPEAL REQUIRED

This banner requires a variance and must be reviewed by the Deadwood Planning and Zoning Commission as provided by statute.

Planning and Zoning Officer	Date	City Building Inspector	Date

I Am Regional Health

Helping Patients and Communities Live Well

City of Deadwood, SD

BANNER PERMIT APPLICATION

(NOTE: ONE APPLICATION PER BANNER PER FAÇADE REQUIRED)

APPLICANT INFORMATION

Property Owner's Name: Lead Deadwood Regional Medical Clinic

Address: 71 Charles

City: Deadwood State: SD Zip: 57732

Telephone: 717-6010 Fax:

PROPOSED BANNER LOCATION

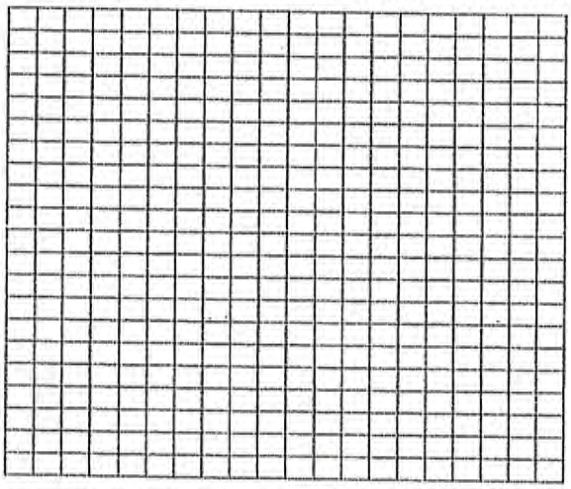
Business Name: Same

Address:

City: State: Zip:

Telephone: Fax:

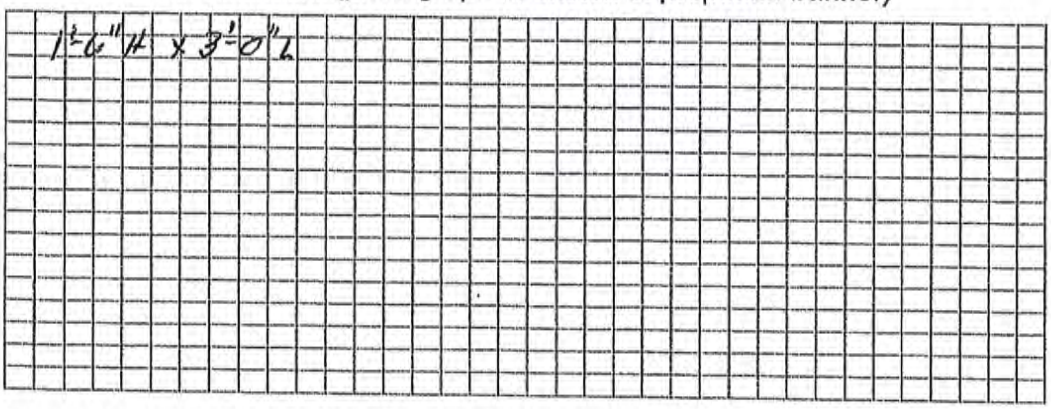
Description of Proposed Banner Location on Building



West corner of Building
Facing Street
May 1 - May 31, 2015

DESCRIPTION AND DIMENSIONS OF BANNER

Proposed Banner with dimensions (photograph or sketch of proposed banner)



Please return the completed application to the City of Deadwood Planning & Zoning Office - 108 Sherman Street. Revised 4-2012.

City of Deadwood, SD

BANNER REQUIREMENTS

15.32.100 Banners. "Banner" means a long strip of flexible material, or machine-printed sign, of distinctive design displaying a decoration, slogan, advertising, etc., especially one suspended between two points, generally temporary in nature.

15.32.130 (26) Disallowed signs. Banners are generally not allowed. However, when used in connection with a special or civic event are allowed with a permit, available through the city, at a rate of sixty dollars ($60.00) per business, per banner, per calendar year – multiple banners may be included in one application, however each banner in such application is subject to the fee; provided the event is sponsored by a not-for-profit organization or a governmental agency. Special events shall be designated by the city commission. The permit fee may be waived for a nonprofit organization, provided it obtains a permit from the city. All such banners and signs shall be allowed to be placed no sooner than seventy-two (72) hours prior to the beginning of the event and removed within forty-eight (48) hours after the termination of the event. All banners displayed under this clause must explicitly and clearly promote the special or civic event or include the promotion of Historic Deadwood by including the following language, "Welcome to Historic Deadwood." A permit must be obtained and issued by the zoning administrator and the building inspector. The banners must be approved by the zoning administrator and the building inspector.

Banners hung pursuant to this section must primarily and principally specify the special or civic event, OR with the text "Welcome to Historic Deadwood" primarily and principally displayed. The banner must be made of water-resistant materials and placed on a building facade during the promoted special or civic event in compliance with the existing sign ordinance. It may not exceed ninety-six (96) square feet in area. No variances to this size limit may be approved by the planning and zoning commission. It shall be a single-piece sign with no attachments or additions, including but not limited to, the addition of any handwritten letters or symbols. Only one (1) banner may be placed on any one (1) side of a building or facade. Banners may be placed on temporary structures, including but not limited to, stages or fences that are constructed for special or civic events. An applicant who wishes to appeal the decision of the zoning administrator and the building inspector may appeal to the planning and zoning commission as provided by statute.

An applicant who wishes to appeal the decision of the Planning and Zoning Officer and the City Building Inspector may appeal to the Planning and Zoning Commission as provided by statute.

Any variance request must be approved by the Deadwood Planning and Zoning Commission.

APPLICANT'S SIGNATURE(S)

Steven Julio — Applicant
3-31-15 — Date
_____ — Applicant
_____ — Date

Please return the completed application to the City of Deadwood Planning & Zoning Office - 108 Sherman Street. Revised 4-2012.

City of Deadwood, SD

FINAL APPROVAL SIGNATURES

With the authority provided by the City of Deadwood and the Deadwood Planning and Zoning Commission, we the following Planning and Zoning Officer and the City Building Inspector do hereby approve the banner application.

Planning and Zoning Officer	Date	City Building Inspector	Date

APPEAL REQUIRED

This banner requires a variance and must be reviewed by the Deadwood Planning and Zoning Commission as provided by statute.

Planning and Zoning Officer	Date	City Building Inspector	Date

I Am Regional Health

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SIGN PERMIT STAFF REPORT

Sign Review Commission
April 15, 2015

Applicant: Roadhouse Gourmet Coffee

Address: 420 Cliff Street Deadwood, SD 57732

Site Address of Proposed Signage: 420 Cliff Street Deadwood (Kiosk)

Computation of Sign Area

Building Frontage: 14 feet
Total Available Signage: 33.6 square feet
Existing Signage: None
Remaining Available Signage Area: 33.6 Square feet

Proposed Sign Project: Install proposed sign as wall sign on exterior of building.
Proposed Building Materials: Metal cabinet with plastic face.
Proposed Lighting of the Signs: Internally illuminated.
Location of Proposed Sign: Attached is a rendering of the proposed location of the sign.

Discussion

The sign project applications in review are 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 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 application in review is for installation of a new 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 for new sign at 420 Cliff Street as proposed

OR

Motion to deny sign application as proposed.

72 in
48 in
ROADHOUSE
GOURMET COFFEES
ESPRESSO • LATTES • CAPPUCCINO • SMOOTHIES • CHAI
ORDER
• INDULGENCE
• TRADITIONAL
• HEALTHY CHOICES
Signs Plus
GRAPHICS
SOLUTIONS
We create original artwork for each design and maintain copyright ownership of all art. No works shall be duplicated, archived or scanned without our prior authorization. Alterations shall not be made without consulting Signs Plus Graphics LLC and they shall be given the opportunity to make such changes.
Sign Below if the above proof is approved.
X
PROOF PROOF PROOF PROOF PROOF

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SIGN PERMIT STAFF REPORT

Sign Review Commission
April 15, 2015

Applicant: Greg Vecchi

Address: 19 Centennial Avenue Deadwood, SD 57732

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

Computation of Sign Area

Building Frontage: 1997 Feet
Total Available Signage: 3994 Square Feet
Existing Signage: None
Remaining Available Signage Area: 3994 Square Feet

Proposed Sign Project: Place sign # 1 (24 Square Feet), sign #2 (24 Square Feet), and sign #3 (32 Square Feet) as indicated on attached photographs.
Proposed Building Materials: Signs will be a composite material, painted and with printed lettering. The signs are described as white lettering on a black background. The text will read, "Gun Range" with a contact telephone number below.
Proposed Lighting of the Signs: No Illumination Planned.
Location of Proposed Sign: Please see attached photographs.

Discussion

The sign project applications in review are 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 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 application in review is for installation of three new 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 three new freestanding signs at 251 Highway 14A as proposed.

OR

Motion to deny sign application as proposed.

sign #1
sign #2

sign # 3

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SIGN PERMIT STAFF REPORT

Sign Review Commission
April 15, 2015

Applicant: Fowler Insurance Agency Inc.

Address: 22 Cliff Street Deadwood, SD 57732

Site Address of Proposed Signage: 22 Cliff Street (State Farm Insurance)

Computation of Sign Area

Building Frontage: 20 Feet
Total Available Signage: 40 Square Feet
Existing Signage: Wall Sign (4 Square Feet) – to be replaced
Remaining Available Signage Area: 36 Square Feet
Proposed Sign Project: Replace existing sign with one of same size but different design.
Proposed Building Materials: 2" thick high density foam, sandblasted for wood-like appearance. (see attached rendering)
Proposed Lighting of the Signs: Externally Illuminated.
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 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 replacement of existing sign with one of different materials and design. 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 replace existing sign with new sign at 22 Cliff Street as proposed.

OR

Motion to deny proposed new sign as submitted.

BEFORE

AFTER

H3 Black- 2'x 2' HISTORICAL WALL SIGN

2" thick high density sign foam, sandblasted for wood-like appearance
Raised gold and red borders; Raised SF logo and copy; Black background is sandblasted recessed

Everbrite

DISCLAIMER: Renderings are for graphic purposes only and not intended for layout construction dimensions, for wind load requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite, LLC. Use of or duplication in any manner without express written permission of Everbrite, LLC is prohibited.

Customer: STATE FARM		Description: 2' x 2' single face wall mtd. sign foam historical sign w/ sandblasted wood look	Customer Approval: Unless specified by customer, all depth of embossing will be determined by Everbrite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer.
Project No: 306127-2	Scale: 1"=1'-0"		Please read carefully, check appropriate box and fax back to Everbrite: ☐ Sketch OK as is ☐ New sketch required
Date: 11/11/14	Drawn By: CH		
Location & Site No: Deadwood, SD SF416083B		Revised:	CUSTOMER SIGNATURE _____ DATE _____
		Revised:	LANDLORD SIGNATURE _____ DATE _____

existing sign location

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OFFICE OF
PLANNING, ZONING
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Commercial Highway Uses

Date: April 10, 2015

To: Planning and Zoning Commission

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

Please review the two included lists of Permitted Uses and Conditional Uses within Commercial Highway Zoning Districts. The list with highlighted uses is the current Zoning list and the second list has been drafted as a potential list that would reflect changes to the zoning ordinance. Please review the two lists 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. Adult education facility;
2. Animal clinic;
3. Auditorium, indoor theaters;
4. Auto parking lots (commercial);
5. Auto sales and service;
6. Auto service station and garage;
7. Auto accessory part and repair;
8. Auto wash and polish service;
9. Bakery;
10. Banks;
11. Barber shops and beauty shops;
12. Book, hobby, toy and music stores;
13. Bowling alley;
14. Chiropractic office;
15. Civic youth social/fraternal organization;
16. Convenience stores;
17. Delicatessen;
18. Department, dry goods and variety stores;
19. Drive-in restaurants;
20. Dwelling unit, for hired personnel only;
21. Electrical and household appliance stores, sales and service;
22. Florist;
23. Frozen food lockers, not including slaughtering on the premises;
24. Fuel storage tanks, above and below ground;
25. Furniture stores;
26. Gaming (within city boundaries as of November 1, 1989);
27. Gasoline service station;
28. Hardware stores;
29. Hotels and motels;
30. Indoor amusement establishment;
31. Insurance, real estate, investment offices;
32. Laundromat;
33. Libraries and museums;
34. Liquor stores;
35. Mail order;
36. Medical and dental clinics;
37. Miniature golf;
38. Music, radio and television stores;
39. Novelty, curio, antique and souvenir shops;
40. Paint stores;
41. Parks, recreation land;
42. Pet shops;

43. Photographic equipment sales and service;
44. Printing, photocopying, blueprint service;
45. Professional/accounting service offices;
46. Radio and television studios;
47. Restaurant, bar and lounge;
48. Schools, vocational and technical;
49. Second-hand stores;
50. Shoe stores;
51. Shoe repair;
52. Sporting goods stores;
53. Travel bureaus; and
54. Wildlife preserves.

(Ord. 900 (part), 1995; Ord. 831 § 3.7.1, 1992)

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. Building materials supply;
5. Bus, train and airline terminals;
6. Camping areas;
7. Churches and related uses;
8. Condominium(s);
9. Day care centers;
10. Duplexes;
11. Dry cleaning;
12. Dwelling unit, multiple-family;
13. Dwelling unit, single-family;
14. Efficiency living unit;
15. Electrical distribution lines - underground (k.v. or less)
16. Electrical, heating, painting, plumbing, roofing and ventilating shops and service;
17. Equipment rental;
18. Fire and police stations;
19. Gas distribution lines;
20. Gas regulator stations;
21. Gas transmission lines;
22. Governmental offices;
23. Group care facility;
24. Group home for developmentally disabled;
25. Home occupations;
26. Homes for the aged;
27. Hospitals;
28. Hostel;
29. Laundry;

30. Machine shops;
31. Massage therapy office, city license required;
32. Mortuaries;
33. Nursing homes;
34. Residential care facility;
35. Sanitariums, mental institutions;
36. Sewer collection lines;
37. Sewer lift stations;
38. Tattoo business, state license required;
39. Telephone lines;
40. Television cables - only below ground;
41. Utility offices;
42. Valet parking;
43. Warehouse (storing of goods connected with an industrial operation - "No Hazardous Materials");
44. Water pumping stations;
45. Water storage tanks - above ground either wholly or partially; and
46. Water storage tanks - in ground.

(Ord. 1026 (part), 2004; Ord. 952 (part), 1999: Ord. 915 (part), 1996; Ord. 900 (part), 1995; Ord. 851 (part), 1993; Ord. 831 § 3.7.2, 1992)

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. Dwelling unit, for hired personnel only;
10. Electrical and household appliance stores, sales and service;
11. Food Service; catering, food preparation, bakery, restaurant, delicatessen, bar, lounge;
12. Furniture stores;
13. Gaming (within city boundaries as of November 1, 1989);
14. General Retail Sales;
15. Greenhouse, Nursery;
16. Hotels and motels;
17. Insurance, real estate, investment offices, mail order;
18. Laundromat and dry cleaner;
17. Libraries and museums;
19. Liquor stores;
20. Medical, dental, eye care clinics, Hospitals;
21. Miniature golf, outdoor amusement park;
22. Novelty, curio, antique and souvenir shops;
23. Parks, recreation land;
24. Professional service offices;
25. Public entertainment facility; and
26. 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. Efficiency living unit;

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