



**DEADWOOD PLANNING AND ZONING COMMISSION**

**Wednesday, June 3, 2020 – 5:00 p.m.**

City Hall, 102 Sherman Street, Deadwood, SD

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**AGENDA**

1. Call Meeting to Order
  2. Approval of May 6, 2020 Minutes
  3. Sign Review Commission  
**Carol Tellinghuien – 625 Main Street – Install New Projecting Sign**  
Action Required:
    - a. Approval/Denial by Sign Review Commission**John Rystrom – 707 Main Street – Install Two New Wall Signs**  
Action Required:
    - b. Approval/Denial by Sign Review Commission
  4. Planning and Zoning Commission  
**Vendor Application – 555 Main Street – Michael Snyder – Leather Headquarters**  
Action Required:
    - a. Approval/Denial by Planning and Zoning Commission
  5. Items from Staff
  6. Adjourn
- 

This will be a Public Meeting conducted through an online meeting program called Zoom. To participate, please email [hpadmin@cityofdeadwood.com](mailto:hpadmin@cityofdeadwood.com) or [jeramyr@cityofdeadwood.com](mailto:jeramyr@cityofdeadwood.com) to receive instructions on how to attend the P&Z Commission web/online meeting. Please make sure your device microphone is muted during the meeting.

Please be considerate of others and if you no longer have business activities during the meeting do not feel obligated to remain.



**PLANNING AND ZONING COMMISSION**

**Wednesday, May 6, 2020**

The meeting of the Deadwood Planning and Zoning Commission was called to order by Chairperson John Martinisko on Wednesday, May 6, 2020 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:** John Martinisko, Bill Rich, Jeff Lawler, and Josh Keehn

**Absent:** Brett Runge

**Board of Adjustments Present:** Charlie Struble, David Ruth, Jr., Sharon Martinisko, and Mike Johnson

**Staff Present:**

Jeremy Russell and Cindy Schneringer

**Approval of April 15, 2020 Minutes:**

*It was moved by Mr. Keehn and seconded by Mr. Rich to approve the April 15, 2020 meeting minutes. Aye - All. Motion carried.*

**Planning and Zoning Commission and Board of Adjustments**

**Transfer Property, Consolidating Parcels, Adjusting Property Lines - Jeff Snedeker - Stewart/Terrace Neighborhood**

Mr. Russell reported this has been a joint effort between the City and Mr. Snedeker which has provided an opportunity to clean up property lines. The Lot 1A property line went to the middle of Terrace Street and now will follow along the curve. Lot 1B is still a nonconforming lot and will require a variance. With the adjustment, the lot actually gained some size and is closer to a conforming lot. Lot 1C basically follows proper protocol.

*It was moved by Mr. Rich and seconded by Mr. Keehn to approve Plat of Lots 1A, 1B, 1C and dedicated Public Right of Way of Highland Addition to the City of Deadwood, Lawrence County, South Dakota. Aye-All. Motion Carried.*

**Define Property Lines, Create Legal Description - City of Deadwood - 200 Block of Charles Street**

Mr. Russell reported this project was started quite some time ago to re-plate the Mickelson Trail. Before you is the final plat of the project which will define property lines, possible surplus property and encroachments. There is a possibility of a small parcel of land may be surplus and become part of Mr. Mollman's property.

*It was moved by Mr. Rich and seconded by Mr. Keehn to approve Lots MK7 thru MK 10 of the Mickelson Trail; Being Portions of School Lots 23 and 24, M.S. 207 and Lots 1 and 2 Block 79, O.T. Deadwood; All Located in the City of Deadwood, Lawrence County, South Dakota. Aye-All. Motion Carried.*

*It was moved by Mr. Keehn and seconded by Mr. Lawler to adjourn the Planning and Zoning Commission. Aye - All. Motion carried.*

**Board of adjustments:**

*Mayor Ruth, Jr. called the meeting of the Board of adjustments to order.*

**Transfer Property, Consolidating Parcels, Adjusting Property Lines - Jeff Snedeker - Stewart/Terrace Neighborhood**

*It was moved by Mrs. Martinisko and seconded by Ms. Struble to approve Plat of Lots 1A, 1B, 1C and dedicated Public Right of Way of Highland Addition to the City of Deadwood, Lawrence County, South Dakota.. Aye - All. Motion carried.*

**Define Property Lines, Create Legal Description - City of Deadwood - 200 Block of Charles Street**

*It was moved by Mrs. Martinisko and seconded by Ms. Struble to approve Lots MK7 thru MK 10 of the Mickelson Trail; Being Portions of School Lots 23 and 24, M.S. 207 and Lots 1 and 2 Block 79, O.T. Deadwood; All Located in the City of Deadwood, Lawrence County, South Dakota. Aye-All. Motion Carried.*

*It was moved by Ms. Struble and seconded by Mrs. Martinisko to adjourn the Board of Adjustment meeting. Aye - All. Motion carried.*

**Items from Staff** (no action taken)

- Mr. Russell thanked the Board of Adjustments for attending. With approval from Mayor Ruth, Jr. and Mr. Kruzel, would like everyone attending the next meeting on site at City Hall using social distancing measures. Will keep everyone posted.

**Adjournment:**

*It was moved by Mr. Lawler and seconded by Mr. Rich 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 5:06 p.m.

ATTEST:

\_\_\_\_\_  
Chairman, Planning & Zoning Commission

\_\_\_\_\_  
Secretary, Planning & Zoning Commission

*Cindy Schneringer, Planning & Zoning Office/Recording Secretary*



## SIGN PERMIT STAFF REPORT

Sign Review Commission  
June 3, 2020

**Applicant:** Carol Tellinghuien  
**Address:** 629 Main Street Spearfish, SD 57783  
**Site Address of Proposed Signage:** 625 Main Street (Pink Door)

### Computation of Sign Area

**Building Frontage:** 23 Feet  
**Total Available Signage:** 46 Square Feet  
**Existing Signage:** None  
**Remaining Available Signage Area:** 46 Square Feet  
**Proposed Sign Project:** Install new projecting sign (16 Square Feet).  
**Proposed Building Materials:** High Density Urethane and Metal (see attached rendering).  
**Proposed Lighting of the Signs:** External.  
**Location of Proposed Sign:** Attached is a photograph showing the proposed location.

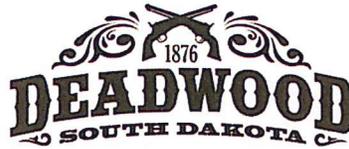
### Discussion

The sign permit 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 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 leased space inside the Celebrity Hotel and consolidated both of her former locations here. This sign is to advertise the new location of her store.

The proposed sign and its location are compliant with the sign ordinance.



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

## Variances

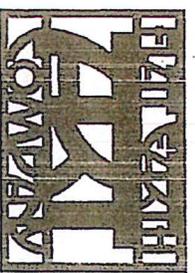
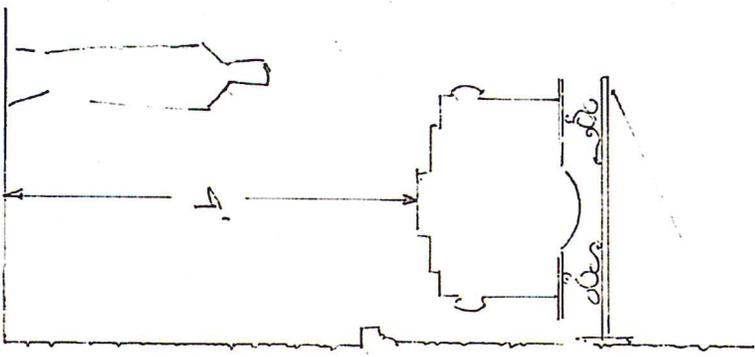
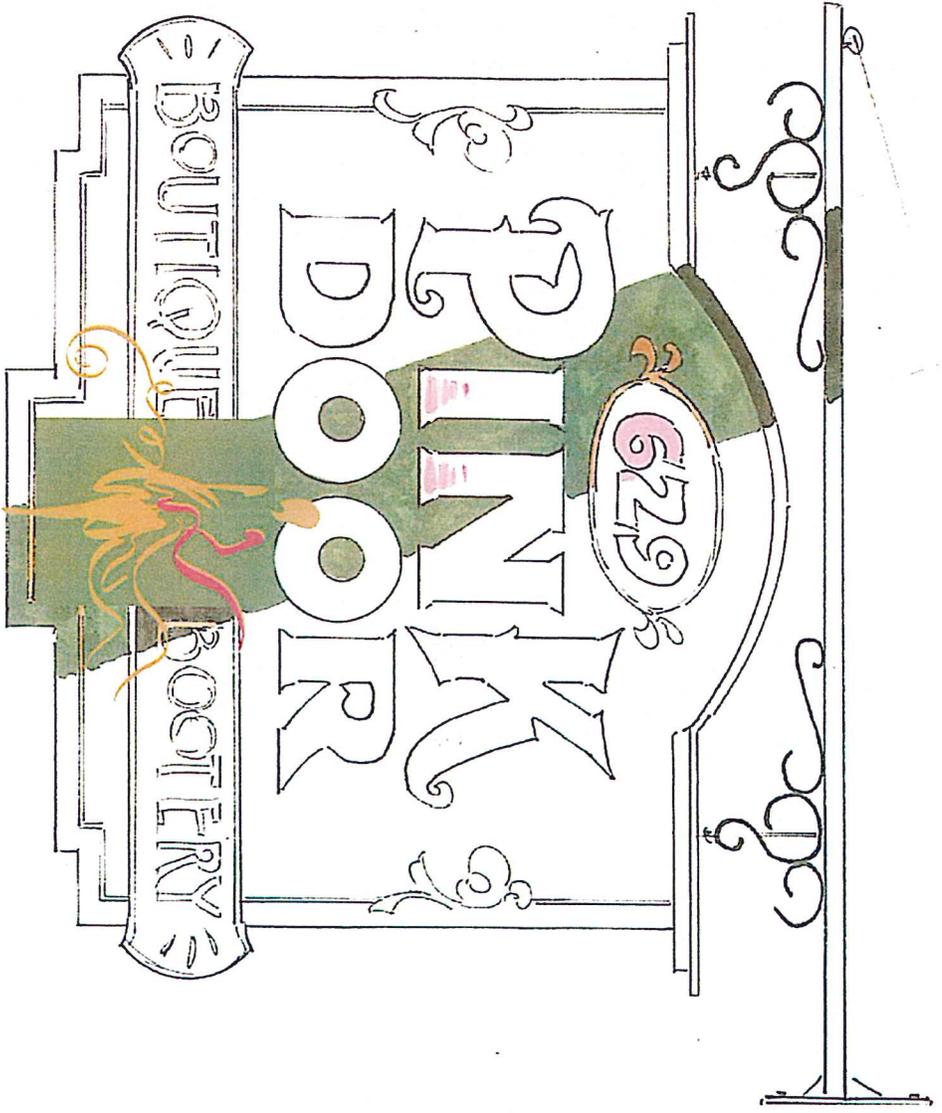
The sign permit application in review as proposed requires no variances from the sign ordinance. Signage variances may be obtained if the sign review commission is able to find *"special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, distance 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 permit for new projecting sign at 625 Main Street

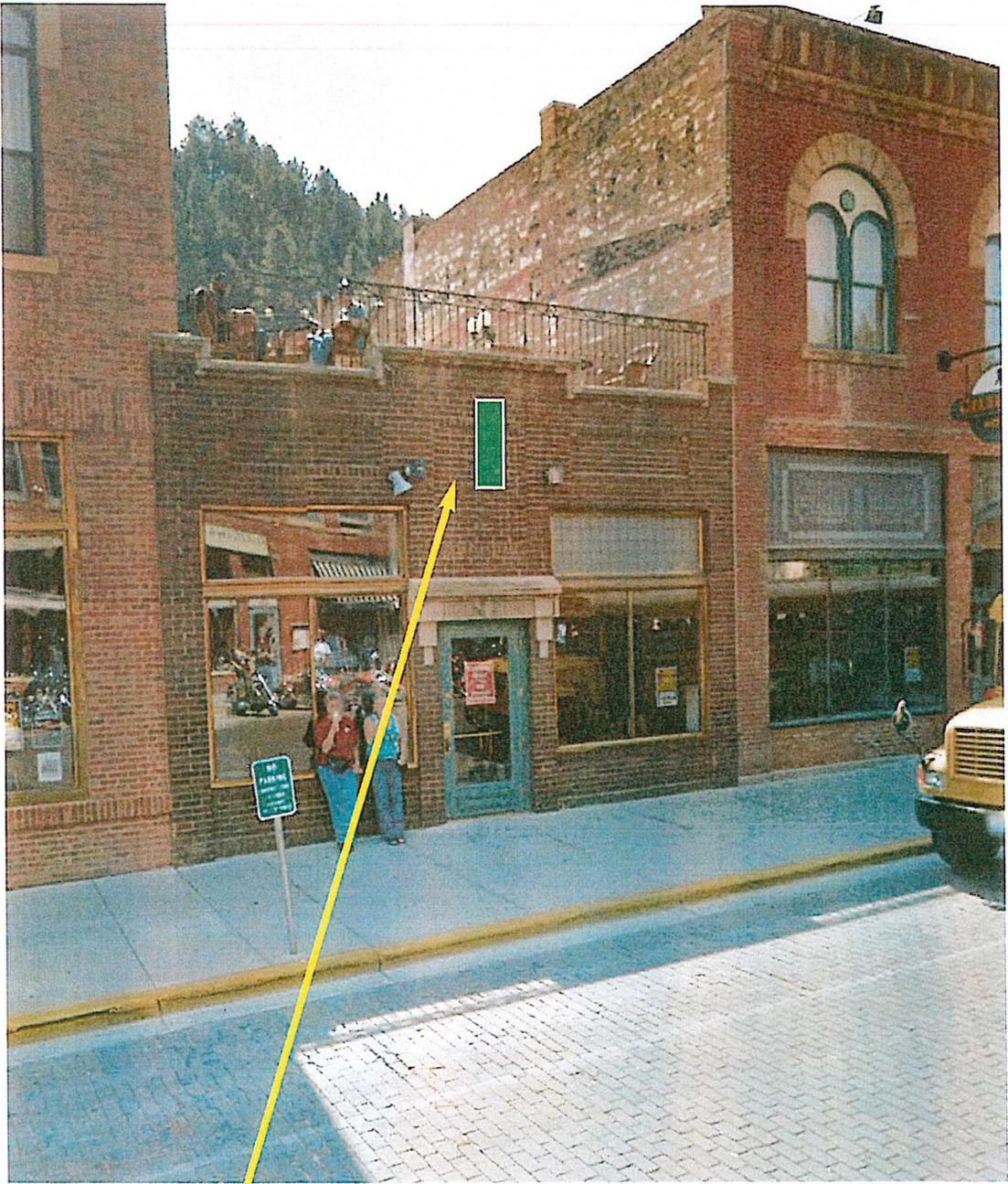
OR

Motion to deny proposed sign permit application as submitted.

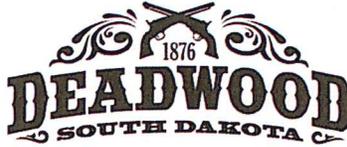


**Tim Peterson**  
 3113 E. FAIRCLOUNDS LOOP STE. C  
 SPEARFISH, SD 57783  
 (605) 642-5794

Designed exclusively for:	629 PINK DOOR - CAROL TELLENGERSEN	Date:	4/19/20
Address:	625 MAIN ST. DEARBORN	Phone:	641-5870
The prices, specifications, and conditions as described are satisfactory and are hereby accepted. You are authorized to do the work as specified.		50% DEPOSIT REQUIRED ON ALL WORK. BALANCE DUE ON COMPLETION.	
Signature	Date	This design is the property of the designer, and may not be reproduced in any manner without written permission.	



**Pink Door 629 Sign Location, 629 Main Street, Deadwood**



## SIGN PERMIT STAFF REPORT

Sign Review Commission  
June 3, 2020

**Applicant:** John Rystrom

**Address:** 709 Main Street, Deadwood, SD 57732

**Site Address of Proposed Signage:** 707 Main Street (Silverado)

### Computation of Sign Area

**Building Frontage:** 92 Feet

**Total Available Signage:** 184 Square Feet

**Existing Signage:** One Projecting sign (28 Square Feet)

**Remaining Available Signage Area:** 156 Square Feet

**Proposed Sign Project:** Install two new wall signs (16 Square Feet each)

**Proposed Building Materials:** Lexan and Metal. (see attached rendering).

**Proposed Lighting of the Signs:** None.

**Location of Proposed Sign:** Attached are photographs showing the proposed locations.

### Discussion

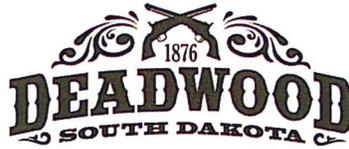
The sign permit application in review is proposed at a location inside the locally-designated historic district which is regulated by chapter 15.32.300 of the sign ordinance. The current signage at the subject property is compliant with the sign ordinance. The sign proposed in the current application 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 deck addition has recently been completed and is open to the public. The applicant wishes to add signage representing the business name at two of the entrances to the deck.

The proposed signs and their location are compliant with the sign ordinance.

OFFICE OF  
**Planning & Zoning**  
108 Sherman Street  
Telephone (605) 578-2082  
Fax (605) 578-2084



**TRENT MOHR**  
Building Inspector  
Dept. of Planning & Zoning  
Telephone: (605) 578-2082  
Fax: (605) 578-2084

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

## **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 permit for two new wall signs at 707 Main Street

OR

Motion to deny proposed sign permit application as submitted.

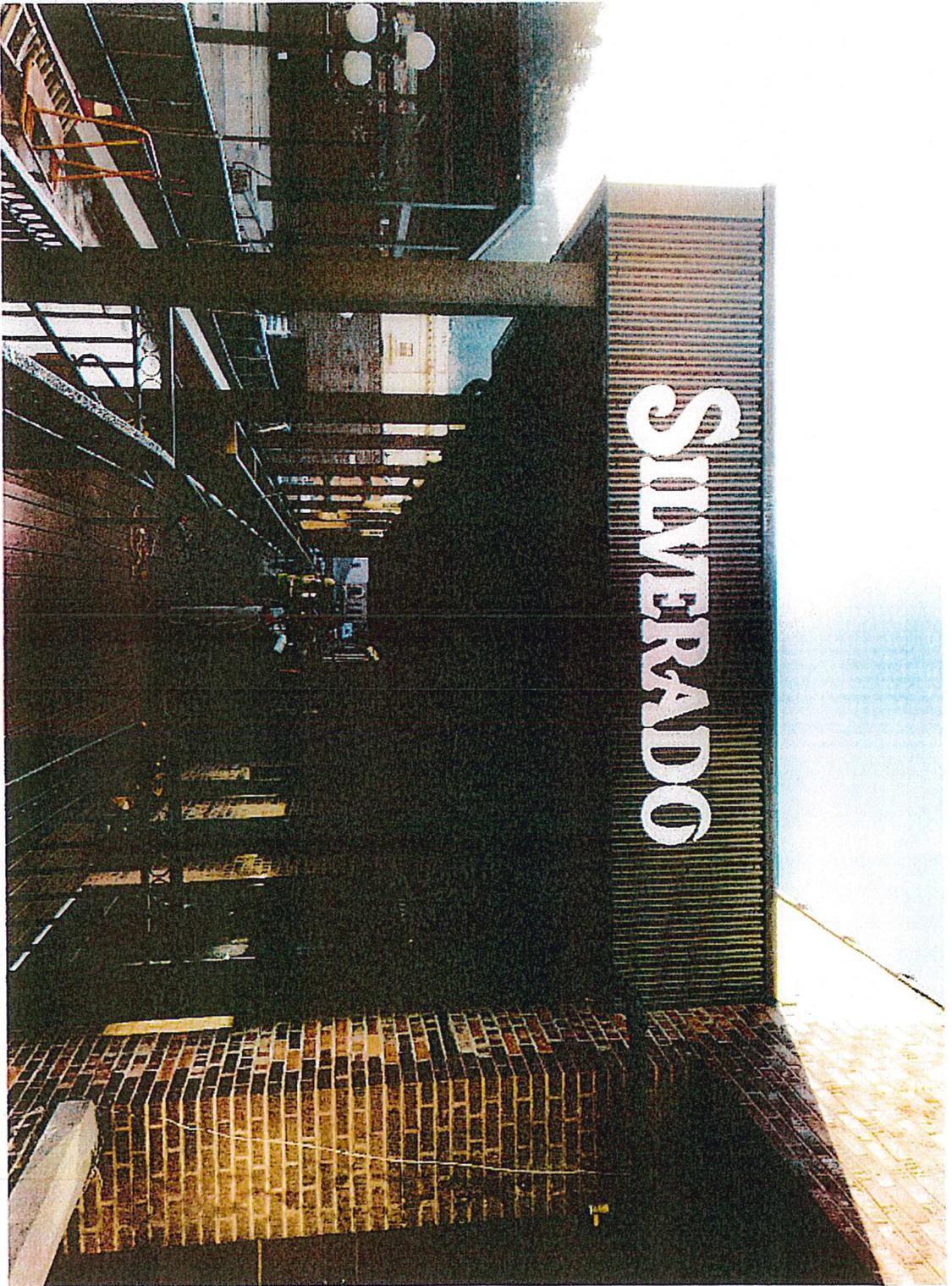
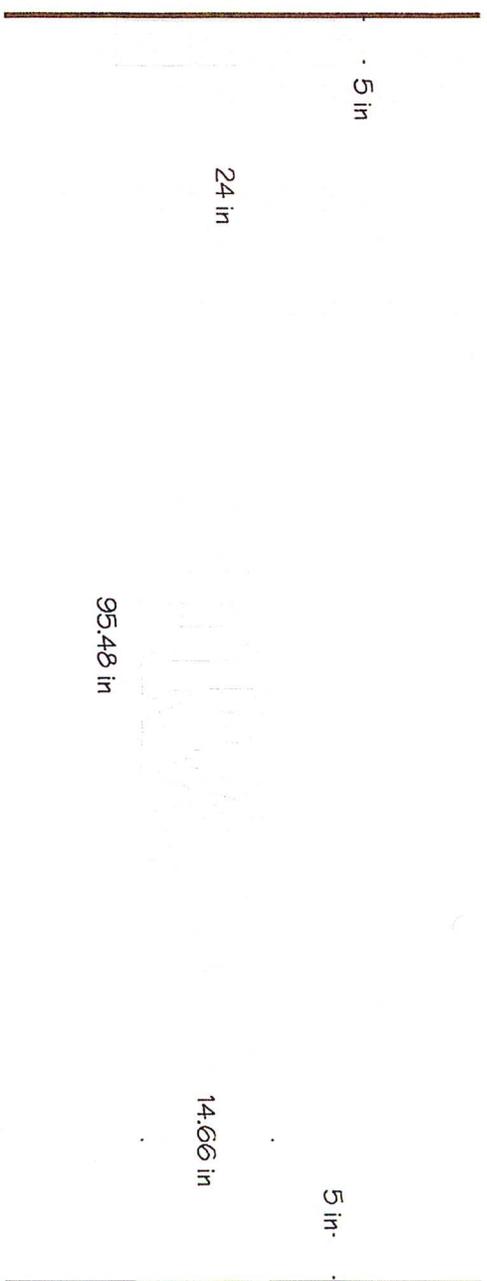


Photo courtesy of Silverado. Photo by [unreadable]





## REVERSE NON-LIT CHANNEL LETTERS

**FACES:** ALUMINUM PAINTED SW6672 MORNING SUN  
**RETURNS/SIDES:** ALUMINUM PAINTED SW6672 MORNING SUN  
**BACKS:** CLEAR LEXAN  
**LED ILLUMINATION:** NONE  
**TRANSFORMER:** NONE  
**MOUNTING HARDWARE & TYPK PATTERN**

This drawing was created to assist you in visualizing the appearance of the sign. The original letters have not been checked for accuracy.

<b>COMPANY</b>	CONRAD
<b>SALES/CONTACT</b>	CONRAD
<b>ADDRESS</b>	1740 East North Rapid Ct SD 5770
<b>PHONE</b>	605-348-87
<b>FAX</b>	605-388-61
<b>EMAIL</b>	signs@hills
<b>DESIGNER</b>	CONRAD
<b>DATE</b>	11/10/2010
<b>SCALE</b>	NOT TO SCALE
<b>LISTED</b>	CONRAD BIG C SIGN

OFFICE OF  
PLANNING, ZONING AND  
HISTORIC PRESERVATION  
108 Sherman Street  
Deadwood, SD 57732



**Jeremy Russell**  
Planning and Zoning Administrator  
Telephone (605) 578-2082  
[jeramyr@cityofdeadwood.com](mailto:jeramyr@cityofdeadwood.com)  
Fax (605) 578-2084

## ***VENDOR APPLICATION***

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**Date:** May 27, 2020  
**To:** Planning and Zoning Commission  
**From:** Jeremy Russell, Zoning Administrator  
**Re:** Rally Vending

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The vendor permit before you has met the conditions of temporary vending within the city limits of Deadwood. The application, along with the permit, was received before the review deadline. Vending is to be indoors and outdoors. Leather Headquarters has been a vendor in Deadwood, 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. The location is to be at 555 Main Street. Staff recommends approval of the vendor permit for Michael Snyder DBA Leather Headquarters.

**Merchandise:** Leather Goods, Accessories, Event T-Shirts, and Patches

**Action:**

Approval /Denial of the vendor license for Leather Headquarters

Application Date: 5/27/20  
Payment Received: 5/27/20

**Application for Temporary Vendors License**

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

Applicant: Michael Snyder

Name of Business: Leather Headquarters

Applicant's mailing address: 4245 Boulder Hwy LV NV 89121

Telephone: (302) 431-8808 Cell: (310) 480-2665

Please select your type of vending:

- \* Outside of a structure – \$750.00
- \* Inside of an existing structure – \$250.00 500.00

For a period of fourteen (14) days: Beginning: July 27 2020  
Ending: August 17 2020

South Dakota Sales Tax Number: Will bring in once I receive

Physical street address of vending location: Shelby Room

531 Main Street Deadwood SD 57732

Contact Name and phone number of property owners: Chris Walker General Mgr.  
605-578-1893

Complete description of goods and/or services: Leather Goods & Accessories, Patch Sewing, Boots, Helmets, Jewelry, Gifts, Mens Womens & Childrens clothing, T-shirts, Handbags, Travel Bags

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:  Date submitted: 5/18/2020