



Planning and Zoning Commission Regular Meeting Minutes

Wednesday, September 15, 2021 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call to Order

The meeting of the Deadwood Planning and Zoning Commission was called to order by Chairman Martinisko on Wednesday, September 15, 2021 at 5:00 p.m. in the Deadwood City Hall Meeting Room, located at 102 Sherman Street, Deadwood, SD 57732.

2. Roll Call

PRESENT

Commissioner (Chair) John Martinisko
Commissioner (Vice-Chair) Josh Keehn
Commissioner (Secretary) Dave Bruce
Commissioner Kevin Wagner
Commissioner Vicki Dar

City Commissioner Charlie Struble

STAFF PRESENT

Jeremy Russell, Planning and Zoning Administrator
Trent Mohr, Building Inspector
Cindy Schneringer, Administrative Assistant

3. Approval of Minutes

- a. Approval of August 18, 2021 Minutes

It was moved by Commissioner Wagner and seconded by Commissioner Keehn to approve the August 18, 2021 minutes. Voting Yea: Martinisko, Keehn, Bruce, Wagner, Dar

4. Sign Review Commission

- a. 402 Main - Morgan Geidel (Conrad's Signs) - Reface Freestanding Sign and Canopy

Action Required:

- a. Approval/Denial by Sign Review Commission

Mr. Mohr stated this is for the Big D, the gas station and convenience store. They are going from Mobil to Sinclair. The permit application is to change the wrap on the canopy above the pumps and reface the standing sign that has the fuel prices on it. Neither one will change in size or location. Everything is compliant with the ordinance and requires no variances. ***It was moved by Commissioner Bruce and seconded by Commissioner Wagner to approve the sign permit for 402 Main to reface freestanding sign and canopy. Voting Yea: Martinisko,***

Keehn, Bruce, Wagner, Dar

- b. 666 Main - Garth Ligtenberg (Conrad's Signs) - Install New Wall Sign

Action Required:

- a. Approval/Denial by Sign Review Commission

Mr. Mohr stated this is at 666 Main Street, the Patch Stop. They want to add a wall sign to the front of their business. The rendering isn't to scale. It looks much bigger than it actually will be. It's annotated at 18 inches. For reference, the Bodega on the awning next door is approximately 12 inches. They've never had any permanent signage for the business. This will be the first one. They've been there for a number of years. The sign and its location is compliant with the ordinance and requires no variances. ***It was moved by Commissioner Keehn and seconded by Commissioner Bruce to approve the sign permit for 666 Main Street to install new wall sign. Voting Yea: Martinisko, Keehn, Bruce, Wagner, Dar***

- c. 560 Main - Bart Ham (Mr. Wu's) - Install New Projecting Sign

Action Required:

- a. Approval/Denial by Sign Review Commission

Mr. Mohr stated the last one for your consideration is for 560 Main Street. This is a projecting sign. The business name is Mr. Wu's. Previously they did a wall sign on the north side of the building facing the parking lot. This would be a projecting sign on the Main Street facade as indicated in the rendering. This does require one variance. Our ordinance states that projecting signs project not more than 6 feet from the face of the building or be any closer than 4 feet to the face of the curb. This one does not project more than 6 feet from the face of the building but it is closer to the curb than 4 feet in the ordinance so it does need a variance for that. That is the one variance it will require. It is about a foot from the curb. The sidewalk is 6 feet there. This one projects 63 inches from the face of the building. The applicant is here this evening if you have any questions. ***After some discussion it was moved by Commissioner Keehn and seconded by Commissioner Wagner to approve the sign permit and variance for 560 Main Street to install new projecting sign. Voting Yea: Martinisko, Keehn, Bruce, Wagner, Dar***

5. Planning and Zoning Commission

- a. Final Plat - Development, Construction and Creating Property Lines - Stage Run - Deadwood Stage Run, LLC (William Pearson)
PLAT OF LOTS 1, 2, AND 3, BLOCK 3A OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

Action Required:

- a. Approval/Denial by Planning and Zoning Commission

Mr. Russell stated our applicant today is Deadwood Stage Run, LLC as known as William Pearson. The purpose of this is development, construction and creating property lines. The plats are located in Phase II of Stage Run on Mystery Wagon Road. It is legally described as PLAT OF LOTS 1, 2, AND 3, BLOCK 3A OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. As I said, the purpose of this plat is to facilitate the creation of property lines for construction purposes. The proposed lots due meet bulk requirement for square footage for a planned unit development. This is a continuation of Phase II in Stage Run. As you enter onto Mystery Wagon Road and go around the first bend, Lots 1, 2 and 3 will be there on the left. Wouldn't be surprised to see some variances coming our way due to the very large lots with very rough terrain. ***It was moved by Commissioner Wagner and seconded by Commissioner Bruce to approve the final plat for development, construction and creating property lines being a portion of PLAT OF LOTS 1, 2, AND 3, BLOCK 3A OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. Voting Yea: Martinisko, Keehn, Bruce, Wagner, Dar***

- b. Final Plat - Transfer of Land & Development - Located Near the Preacher Smith Monument - Randy Horner & Larry Cottier
LOTS 1 & 2, BLOCK 1B OF PREACHER SMITH TRACT LOCATED IN GOVERNMENT LOTS 10 AND 12 OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 3 EAST, BLACK HILLS MERIDIAN, CITY OF DEADWOOD, LAWRENCE COUNTY SOUTH DAKOTA.

Action Required:

- a. Approval/Denial by Planning and Zoning Commission

Mr. Russell reported our applicants are Randy Horner and Larry Cottier. The purpose is to transfer land and development. For the record, I will let you know you are going to see a second example in front of you. There was a last minute change today that came from the LC Register of Deeds. We will not be making a recommendation on the one in your packet. We will make recommendation on the one in front of you. The only change is the legal description. This plat is legally described as PLAT OF LOTS 1 & 2, BLOCK 1B OF THE RIDGE DEVELOPMENT. FORMERLY A PORTION OF PREACHER SMITH TRACT LOCATED IN GOV'T LOTS 10 AND 12 OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 3 EAST, BLACK HILLS MERIDIAN, CITY OF DEADWOOD, LAWRENCE COUNTY SOUTH DAKOTA. As I stated, the purpose of this is to transfer land for new ownership for the apartments as part of the multi-family housing purpose in the master plan. Leah is here from

ACES Engineering and she is also representing the owners. Also here is Shannon from Baseline Surveying just in case you have any questions for them. These lots will consist of multi-family housing (apartments). We desperately need house for our workers here in Deadwood. This is a great opportunity. This is not located where the quarry work is going on by Preacher Smith. ***It was move by Commissioner Wagner and seconded by Commissioner Keehn to approve the final plat of transfer of land and development being a portion of LOTS 1 & 2, BLOCK 1B OF PREACHER SMITH TRACT LOCATED IN GOVERNMENT LOTS 10 AND 12 OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 3 EAST, BLACK HILLS MERIDIAN, CITY OF DEADWOOD, LAWRENCE COUNTY SOUTH DAKOTA. Voting Yea: Martinisko, Keehn, Bruce, Wagner, Dar***

6. Items from Citizens not on Agenda

(Items considered but no action will be taken at this time.)

Bart Hamm from Mr. Wu's addressed the Commission about signage that was denied last year. After much discussion it was recommend Mr. Hamm work with City staff to bring forward a new request to the Commission for consideration.

7. Items from Staff

Chairman Martinisko welcomed Vicki Dar as the newest member of the Planning and Zoning Commission.

Mr. Russell said "Welcome Vicki! We are lucky to have you".

8. Adjournment

It was moved by Commissioner Dar and seconded by Commissioner Wagner to adjourn the regular meeting of the Planning and Zoning Commission. Voting Yea: Martinisko, Keehn, Bruce, Wagner, Dar

There being no further business, the Planning and Zoning Commission adjourned at 5:26 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Cindy Schneringer, Planning & Zoning Office/Recording Secretary

Secretary, Planning & Zoning Commission