



Planning and Zoning Commission Regular Meeting Agenda

Wednesday, November 17, 2021 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes**
 - a. Approval of October 6, 2021 Minutes
4. **Sign Review Commission**
 - a. 206 Mountain Shadow Lane - Michael Herrick - Reface Existing Freestanding Sign
Action Required:
 - a. Approval/Denial by Sign Review Commission
 - b. 225 Cliff Street - Amore Du Plessis for Cliff street LLC - Install New Wall Sign
Action Required:
 - a. Approval/Denial by Sign Review Commission
5. **Items from Citizens not on Agenda**
(Items considered but no action will be taken at this time.)
6. **Items from Staff**
7. **Adjournment**

Planning and Zoning Commission meetings are not available by Zoom unless requested.



Planning and Zoning Commission Regular Meeting Minutes

Wednesday, October 06, 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 Vice-Chairman Keene on Wednesday, October 6, 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 (Vice-Chair) Josh Keehn

Commissioner (Secretary) Dave Bruce

Commissioner Kevin Wagner

City Commissioner Charlie Struble

City Commissioner Mike Johnson

ABSENT

Commissioner (Chair) John Martinisko

Commissioner Vicki Dar

STAFF PRESENT

Jeremy Russell, Planning and Zoning Administrator

Trent Mohr, Building Inspector

Cindy Schneringer, Administrative Assistant

3. Approval of Minutes

- a. Approval of September 15, 2021 Minutes

It was moved by Commissioner Wagner and seconded by Commissioner Bruce to approve the September 15, 2021 minutes. Voting Yea: Keehn, Bruce, Wagner

4. Sign Review Commission

- a. 789 Main Street - Frank and Kit Pavich - New Sign Below Existing Freestanding Sign

Mr. Mohr stated Frank and Kit Pavich recently remodeled the rear of the building to create a residential use on the back part of the building for the purpose of operating a short term rental which is allowed by their zoning. The sign would be in addition to the existing free standing sign to advertise their short term rental at this location. The sign and its location are 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 789 Main Street to add new sign below existing freestanding sign. Voting Yea: Keehn, Bruce, Wagner***

5. Planning and Zoning Commission

- a. Public Hearing on Proposed Project Approval for Tax Increment District Number Fourteen Boundary

Mr. Tobias Morris presented information regarding the creation of Tax Increment District Number Fourteen for the purpose of building a housing development with an apartment component to benefit employees of Deadwood.

After much discussion, it was moved by Commissioner Wagner and seconded by Commissioner Bruce to approve Resolution 2021-22 Tax Increment District Number Fourteen, Creating TIF District #14 and Boundary to the City Commission for approval or denial. Voting: Bruce - Yay, Wagner - Yay, Keehn - No. Motion carried.

6. Items from Citizens not on Agenda

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

7. Items from Staff

Mr. Russell reported we've all been super busy here especially with building supplies coming down in price over the last week. Trent's receiving quite a few building permits in.

Mr. Mohr reported Septembers are usually my busiest month for building permit applications. I have Septembers that are busier than July.

Mr. Russell reported I'm just bringing this up to get your opinion. I've been approached by someone interested in a change of zoning. Specifically, they are interested in a change of zoning so they can operate a bed and breakfast or a short term rental. I told them I would ask you guys during the meeting to get your opinion if this is something you would approve and to get your thoughts on. After much discussion the consensus is the members would need more information.

8. Adjournment

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

There being no further business, the Planning and Zoning Commission adjourned at 5:38 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Cindy Schneringer, Planning & Zoning Office/Recording Secretary

Secretary, Planning & Zoning Commission

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"The Historic City of the Black Hills"
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SIGN PERMIT STAFF REPORT

Sign Review Commission

November 17, 2021

Applicant: Michael Herrick

Address: P.O. Box 328, Deadwood, SD 57732

Site Address of Proposed Signage: 206 Mtn Shadow Lane (Deadwood Outdoor Rentals – formerly Black Hills Inn and Suites)

Computation of Sign Area

Building Frontage: 445 Feet

Total Available Signage: 890 Square Feet

Existing Signage: One Freestanding (82 Square Feet to be refaced)

Remaining Available Signage Area: 808 Square Feet

Proposed Sign Project: Reface existing freestanding sign (82 Square Feet)

Proposed Building Materials: Painted metal (see attached rendering)

Proposed Lighting of the Signs: exterior illumination

Location of Proposed Sign: Attached is a photograph showing the current sign

Discussion

The sign permit 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 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 is leasing this business and in addition to operating the motel is going to offer UTV and snowmobile rentals. The permit application is to reface the existing sign with the new business information.

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

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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 to reface the existing freestanding sign at 206 Mtn Shadow Lane

OR

Motion to deny proposed sign permit application as submitted.



8:42



< Inbox

7 Messages
Sign



of our team members!

New Sign

8'

Deadwood
Outdoor
Rentals



(605) 641-8737

8'

Trailside
Lodging

3'

6'



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SIGN PERMIT STAFF REPORT

Sign Review Commission

November 17, 2021

Applicant: Amore Du Plessis for Cliff Street LLC
Address: 225 Cliff Street, Deadwood, SD 57732
Site Address of Proposed Signage: 225 Cliff Street (Comfort Inn)

Computation of Sign Area

Building Frontage: 350 Feet
Total Available Signage: 700 Square Feet
Existing Signage: One freestanding – “Mini Golf” (105 Square Feet)
 One freestanding – “Comfort Inn” (49 Square Feet)
 One wall – “Comfort Inn” (49 Square Feet)
Remaining Available Signage Area: 497 Square Feet
Proposed Sign Project: Install new wall sign (32 Square Feet)
Proposed Building Materials: Metal and plastic (see attached photograph)
Proposed Lighting of the Signs: Internal
Location of Proposed Sign: Attached is a photograph showing the proposed location

Discussion

The sign permit 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 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 wishes to reinstall this sign, that was part of the previous freestanding sign, as a wall sign. The freestanding sign was changed out earlier this year as part of the logo change for the Comfort Inn brand.

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

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Variances

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Sign Review Commission Action

Motion to approve permit for new wall sign at 225 Cliff Street

OR

Motion to deny proposed sign permit application as submitted.



proposed location



