



Planning and Zoning Commission Regular Meeting Agenda

Wednesday, August 17, 2022 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 August 3, 2022 Minutes

4. **Sign Review Commission**

- [a.](#) 230 Cliff Street - John Rogers - Install Two New Wall Signs

Action Required:

- a. Approval/Denial by Sign Review Commission

- [b.](#) 304 Cliff Street - Grace Ellenbecker - Replace Reader Board Portion of Freestanding Sign with Sign Face for Boston's Pizza

Action Required:

- a. Approval/Denial by Sign Review Commission

- [c.](#) 1906 Deadwood Mountain Drive - Susan Kightlinger - Install New Freestanding Sign in Place of Existing Sign

Action Required:

- a. Approval/Denial by Sign Review Commission

5. **Planning and Zoning Commission**

- [a.](#) Vacate Section Line - The Ridge - Randy Horner

PREACHER SMITH TRACT. FORMERLY PREACHER SMITH TRACT. LOCATED IN GOV'T LOTS 10 AND 12 OF SECTION 11, T.5.N., R.3.E., B.H.M. CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA.

Action Required:

- a. Approval/Denial by Planning and Zoning Commission

- [b.](#) Final Plat - Establishing New Lots - The Ridge - Randy Horner

LOT A IN BLOCK 1 AND LOT A IN BLOCK 1A OF THE RIDGE DEVELOPMENT. FORMERLY LOT A OF GOVERNMENT LOT 13 AND 19 IN SECTION 11; LOT B OF GOVERNMENT LOT 19 IN SECTION 11 AND GOVERNMENT LOT 12 IN SECTION 14 - AND- A PORTION OF PREACHER SMITH TRACT. ALL LOCATED IN SECTIONS 11, 12, 13 AND 14 T.5.N., R.3.E., B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA.

Action Required:

- a. Approval/Denial by Planning and Zoning Commission

6. **Items from Citizens not on Agenda**
(Items considered but no action will be taken at this time.)
7. **Items from Staff**
8. **Adjournment**

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



Planning and Zoning Commission Regular Meeting Minutes

Wednesday, August 03, 2022 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, August 3, 2022 at 5:02 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 Kevin Wagner

Commissioner Charles Eagleson

ABSENT

Commissioner (Secretary) Dave Bruce

STAFF PRESENT

Jeramy Russell, Planning and Zoning Administrator

Trent Mohr, Building Inspector

Cindy Schneringer, Administrative Assistant

3. Approval of Minutes

- a. Approval of July 20, 2022 Minutes

It was moved by Commissioner Wagner and seconded by Commissioner Keehn to approve the July 20, 2022 minutes. Voting Yea: Martinisko, Keehn, Wagner, Eagleson

4. Sign Review Commission

- a. 460 Main Street, Suite A - Kim Borsch for Brett Johnson - Install New Wall Sign and New Window Sign

Mr. Mohr stated the first application for consideration is at 460 Main Street, Suite A, to install a new wall sign and a new window sign. This for Brett Johnson who is opening an office at this location. He is doing consultations to document qualifying conditions to obtain medical cannabis cards. The signs and their locations are compliant with the ordinances and requires no variances.

It was moved by Commissioner Keehn and seconded by Commissioner Wagner to approve the sign permit for 460 Main Street, Suite A to install a new wall sign and a new window sign. Voting Yea: Martinisko, Keehn, Wagner, Eagleson

- b. 460 Main Street, Suite B - Kim Borsch for Todd Smith - Install New Wall Sign and New Projecting Sign

Mr. Mohr stated the second application for consideration is at 460 Main Street, Suite B, to install a new wall sign and a new projecting sign. This will be a dispensary and the company is From the Hills. Both of the signs and their locations are compliant with the ordinances and requires no variances.

It was moved by Commissioner Wagner and seconded by Commissioner Eagleson to approve the sign permit for 460 Main Street, Suite B to install a new wall sign and a new projecting sign. Voting Yea: Martinisko, Keehn, Wagner, Eagleson

5. Planning and Zoning Commission

- a. Final Plat – 125 Mystery Wagon Road – WJP Holdings, LLC

Mr. Russell stated the applicant is WJP Holdings LLC also known as Bill Pearson. The purpose of this plat is to transfer land and create property lines. Located at 125 Mystery Wagon Road in Stage Run Phase II. Legally described as LOTS 14A AND 14B, BLOCK 4A OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOT 14, BLOCK 4A 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. A duplex has been constructed on this lot and they need to add a property line right down the center so they can finish the sale of the property. Everything is compliant with our zoning ordinance.

It was moved by Commissioner Keehn and seconded by Commissioner Wagner to approve the final plat for the purpose to transfer the land and create a property line legally described as LOTS 14A AND 14B, BLOCK 4A OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOT 14, BLOCK 4A 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. Voting Yea: Martinisko, Keehn, Wagner, Eagleson

6. Items from Citizens not on Agenda

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

7. Items from Staff

Mr. Russell and Mr. Mohr provided an update regarding the medical cannabis card process.

8. Adjournment

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

There being no further business, the Planning and Zoning Commission adjourned at 5:18 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Cindy Schneringer, Planning & Zoning Office/Recording Secretary

OFFICE OF
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 108 Sherman Street
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"The Historic City of the Black Hills"
 Deadwood, South Dakota 57732

TRENT MOHR
 Building Inspector
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SIGN PERMIT STAFF REPORT

Sign Review Commission

August 17, 2022

Applicant: John Rogers

Address: 230 Cliff St, Deadwood, SD 57732

Site Address of Proposed Signage: 230 Cliff Street (in the addition to the convention center)

Computation of Sign Area

Building Frontage: 61 Feet

Total Available Signage: 122 Square Feet

Existing Signage: None

Remaining Available Signage Area: 122 Square Feet

Proposed Sign Project: Install two new wall signs (32 Square Feet and 6.25 Square Feet)

Proposed Building Materials: Composite with vinyl graphics (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 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 recently remodeled this addition to create rental office for UTVs and E-bikes. The Proposed sign is to advertise this business.

The proposed signs and their locations 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 for two new wall signs at 230 Cliff Street

OR

Motion to deny proposed sign permit application as submitted



OF THE BLACK HILLS

UTV's · E-Bikes

(605)-716-0409

*230 Cliff Street
Deadwood, South Dakota*

Sent from Yahoo Mail for iPhone

SIGN A

*30" TALL
30" WIDE
SOUTH SIDE OF BUILDING*



John and Amberly Rogers <utvrentalsoftheblackhills@gmail.com>

signs

1 message

Amberly Klette <amberlyk735@yahoo.com>

Wed, Jul 20, 2022 at 2:00 PM

To: John and Amberly Rogers <utvrentalsoftheblackhills@gmail.com>



UTV's · E-Bikes

(605)-716-0409

230 Cliff Street
Deadwood, South Dakota

4' TALL
8' WIDE
WEST SIDE OF BUILDING

SIGN B

— CONNECTED WITH SHEET METAL SCREWS



locations of signs



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SIGN PERMIT STAFF REPORT

Sign Review Commission

August 17, 2022

Applicant: Grace Ellenbecker

Address: 304 Cliff Street, Deadwood, SD 57732

Site Address of Proposed Signage: 304 Cliff Street (Deadwood Gulch Resort)

Computation of Sign Area

Building Frontage: 260 Feet

Total Available Signage: 520 Square Feet

Existing Signage: One freestanding sign (64 Square feet)
 One wall sign (60 Square feet)
 One window sign (7 Square feet – counted at 25% = 1.75 Square feet)

Remaining Available Signage Area: 394.25 Square Feet

Proposed Sign Project: Replace reader board portion of freestanding sign with sign face for Boston's Pizza

Proposed Building Materials: Composite with vinyl graphics (see attached rendering)

Proposed Lighting of the Signs: Existing external

Location of Proposed Sign: Sign is not being moved

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 restaurant has been recently remodeled and is now a Boston's Pizza. The new sign face is to advertise this business.

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 a portion of the freestanding sign at 304 Cliff Street

OR

Motion to deny proposed sign permit application as submitted

Exhibit B Existing



Exhibit A -
Proposed sign



Qty 2ea. 36" x 120" non-lighted pole sign faces with blue cut vinyl letters reading "RESTAURANT & SPORTS GRILL" and the "BP" logo will be in red and blue cut vinyl, mounted on white material and installed in existing face frame on pole sign.

Customer: Boston's Pizza	Lighting Maintenance Co. 2221 South Highway 79 P (605) 343-1386	Approval:	Date:		
Location: Deadwood		Drawn by: PW	Revision#:	Job #:	
Date: 06/07/2022	Salesperson: Paul	Rapid City, SD 57709 F (605) 343-1836		** COMPUTER GENERATED COLORS IN THIS DRAWING MAY NOT EXACTLY MATCH THE FINISHED SIGN COLORS ALL DRAWINGS ARE COPYRIGHT PROTECTED AND PROPERTY OF LIGHTING MAINTENANCE CO.	

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SIGN PERMIT STAFF REPORT

Sign Review Commission

August 17, 2022

Applicant: Susan Kightlinger

Address: PO Box 308, Deadwood, SD 57732

Site Address of Proposed Signage: 1906 Deadwood Mtn Dr (Deadwood Mountain Grand)

Computation of Sign Area

Building Frontage: 320 Feet

Total Available Signage: 640 Square Feet

Existing Signage: One Freestanding (73 Square Feet - to be replaced)
 One wall sign (117.5 Square Feet)
 One wall sign (46 Square Feet)
 One wall sign (109 Square Feet)

Remaining Available Signage Area: 294.5 Square Feet

Proposed Sign Project: Install new freestanding sign (76 Square Feet) in place of existing sign

Proposed Building Materials: Metal, High Density Urethane, and Metal Composite (see attached rendering)

Proposed Lighting of the Signs: Existing external

Location of Proposed Sign: Attached is a photograph showing the current sign. New sign would be in this same 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 wishes to replace the existing freestanding sign with a new freestanding sign of a different design in the same location. Please note that the original sign was permitted circa 2011 - 2012 and allowed to exceed the maximum overall size of 10 square feet. It was allowed to be enlarged to it's current size in 2013.

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

Variances

The sign permit application in review as proposed requires no new 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 replace the freestanding sign at 1906 Deadwood Mountain Drive
OR

Motion to deny proposed sign permit application as submitted



Designed exclusively for:

DEADWOOD MOUNTAIN GRAND

Date:

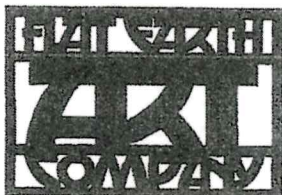
7/9/22

Address:

1906 DEADWOOD MOUNTAIN DRIVE

Phone:

559-0386

Tim Peterson
ARTIST3123 E. FAIRGROUNDS LOOP STE. C
SPEARFISH, SD 57783

(605) 642-5794

50% DEPOSIT REQUIRED ON ALL
WORK. BALANCE DUE ON
COMPLETION.This design is the property of the designer, and may not
be reproduced in any manner without written permission.

I am using the existing concrete base and its two inset steel vertical supports as a platform for the new construction. The existing sign is app. 72 sq. ft. and the new iteration comes in around 76 sq. ft.

The changeable copy portion of the sign consists of three lines of track that can hold app. 20 letters per line. I have included 100 6" high letters and 20 additional numbers in a condensed style to maximize the amount of copy possible. Your existing sign holds 8" letters (in a Modern style that is a bit wider). Extra characters are readily available. The corrugated steel portion on the vertical left side of the sign is the same as the siding on the building. The background behind the changeable copy is of corrugated steel as well but painted black. The corrugations will allow snow and debris to pass through and not accumulate in the letter track groove.

The back side of the sign will be covered by vertical 1x8 redwood painted gray to match the primary vertical timber supports. Back boards will have a slight gap between each (similar to a fence).

All wood components are oil primed and top coated with two coats of exterior latex.

All aluminum components are clear coated with automotive enamel.

Project specifications:

One single sided 11 1/2' h x 10'w exterior sign

DEADWOOD ribbon and guitar logo of 1/4" aluminum composite material mounted on stand offs

Letters of 1" High Density Urethane domed with epoxy and gilded in 23k gold leaf

Back vertical panel of corrugated steel

MOUNTAIN GRAND ribbon of 1/4" aluminum composite material mounted on stand offs

Letters of 1" High Density Urethane with airbrush blend at bottom of letters

Letters have a routed chamfer border gilded in 23k gold leaf

Changeable copy section has three lines of track for 6" letters

100 white 6" condensed letters and 20 additional numbers included

Storage box for letters included

Background of corrugated steel painted black

Installed with existing steel brackets on sides

6x6 treated timbers as primary vertical supports

Substructure of painted redwood

Back side of sign in 1x8 painted redwood

Tim Peterson

Flat Earth Art Co.

Spearfish



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Jeramy Russell
Planning and Zoning
Administrator
Telephone (605) 578-2082

**PLANNING AND ZONING MEETING
STAFF REPORT**
August 17, 2022

APPLICANT: Randy Horner

PURPOSE: Vacate Section Line

GENERAL LOCATION: Located near the Preacher Smith Monument

LEGAL DESCRIPTION: PREACHER SMITH TRACT. FORMERLY PREACHER SMITH TRACT. LOCATED IN GOV'T LOTS 10 AND 12 OF SECTION 11, T.5.N., R.3.E., B.H.M. CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA.

FILE STATUS: All legal obligations have been completed.

ZONE: Park Forest

STAFF FINDINGS:

Surrounding Zoning:

North: Lawrence
South: Park Forest
East: Lawrence County
West: Lawrence County

Surrounding Land Uses:

Vacant Land
Vacant land
Vacant Land
Vacant Land

SUMMARY OF REQUEST

The sole purpose of this plat is to vacate the section line separating sections 11 and 12 as shown on the exhibit. By vacating this section line the developer will continue to dedicate right of way throughout the development. There is common ownership in is area and a petition is not needed.

FACTUAL INFORMATION

1. The property is currently zoned Park Forest
2. The subject property is located within a low-density park forest designation.
3. The property is not located within a flood zone or flood hazard zone.
4. Public facilities are not currently available to serve the property.

STAFF DISCUSSION

Approval of this is needed to continue future platting of the Ridge Development. This request is compliant with the City of Deadwoods Zoning Codes.

1. The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
2. Land is identified with a new legal description for the transfer of the land.
3. Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
4. A date is shown on the plat and serves to "fix in time" the data represented on the plat.
5. The street bounding the lot is shown and named.
6. All certifications are indicated and correct on the plat.
7. Dimensions, angles, and bearings are shown along the lot lines.
8. Scale of the plat is shown and accompanied with a bar scale.

ACTION REQUIRED:

1. Approval / Denial by Deadwood Planning and Zoning Commission.
2. Approval / Denial by Deadwood Board of Adjustment.

COUNTY TREASURER'S CERTIFICATE

I, _____, Lawrence County Treasurer, do hereby certify that _____ taxes which are liens upon the herein Platted property have been paid.

Dated this _____ day of _____, 20____.

Lawrence County Treasurer

CERTIFICATE OF DIRECTOR OF EQUALIZATION

I, Lawrence County Director of Equalization, do hereby certify that I have on record in my office a copy of the within described Plat.

Dated this _____ day of _____, 20____.

Lawrence County Director of Equalization

CITY OF DEADWOOD PLANNING COMMISSION

This plat approved by the City of Deadwood Planning Commission.

Dated this _____ day of _____, 20____.

Attest: _____
City Planner

Chairman

APPROVAL OF HIGHWAY AUTHORITY

The location of the proposed access to the Highway or Street as shown hereon is hereby approved. Any change in the proposed access shall require additional approval.

Dated this _____ day of _____, 20____.

Highway Authority

APPROVAL OF THE CITY OF DEADWOOD BOARD OF COMMISSIONERS

State of South Dakota County of Lawrence. Be it Resolved that the City of Deadwood Board of Commissioners having viewed the within plat, do hereby approve the same for recording in the office of the Register of Deeds, Lawrence County, S.D.

on this _____ day of _____, 20____, that
We did Approve this Plat.

Attest: _____
Finance Officer Mayor

OFFICE OF REGISTER OF DEEDS

State of South Dakota County of Lawrence. Filed for Record this _____ day of _____, 20____, at _____ o'clock _____ M., and Recorded in Doc. _____.

Lawrence County Register of Deeds

APPROVAL OF ACCESS BY ROAD AUTHORITY

The location of the existing access to the Highway or Street as shown herein is hereby approved. This approval does not replace the need for any permits required by law, including Administrative Rule of South Dakota 70.05.01.02.

Dated this _____ day of _____, 20____.

SDDOT Authority

SURVEYOR'S NOTES

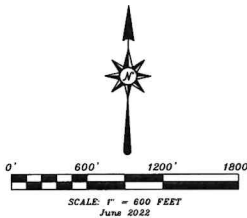
- 1) Utility & Minor Drainage Easements:
8' Wide on the interior side of all lot lines.
- 2) Building Setbacks: Per City of Deadwood Ordinance, Principal uses and Building Set back 20' from front lot lines, 15' from side lot lines and 10' from rear lot lines.
- 3) Basis of Bearings using Geodetic North Determined from Global Positioning System (GPS).
- 4) Per FEMA map panel 46081C0225F effective 4/17/2012. This property is located in an area of minimal flood hazard Zone X.

LEGEND

- ⊙ Found or Set 5/8" Rebar with Cap marked "VASKNETZ RL57719".
- ⊙ Found IR unless otherwise noted
- ⊙ Found Limbo Cap unless otherwise noted.
- (R) Denotes Measurements Previously Recorded.
- (M) Denotes Measurements Per this Survey.

Major Drainage Easement

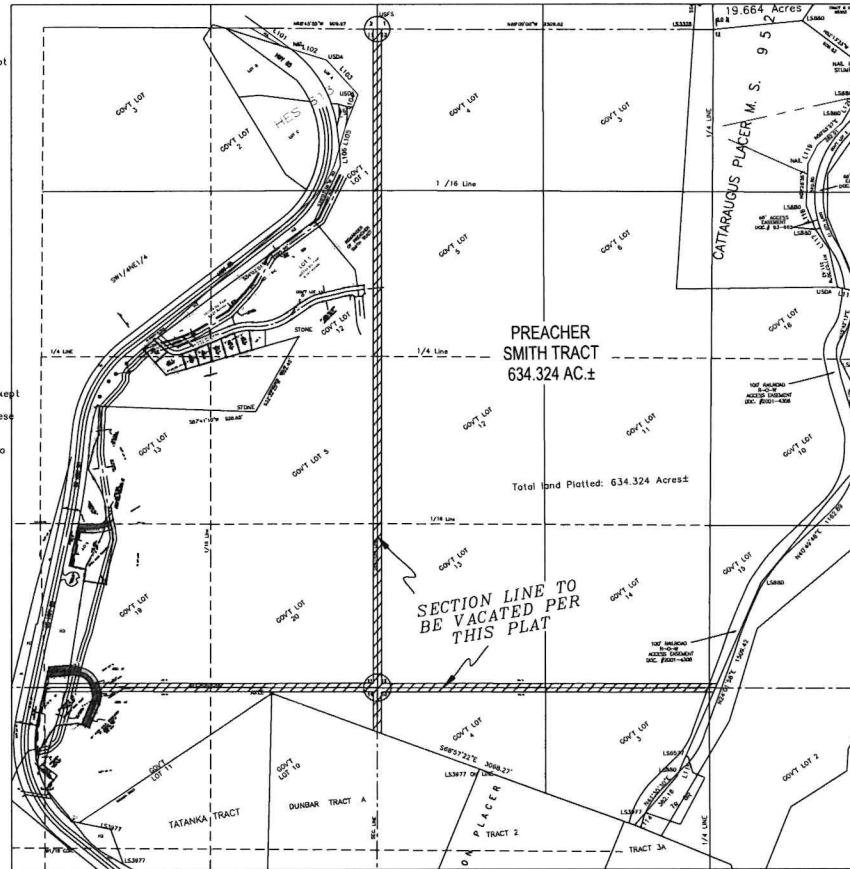
All major drainage easements shown hereon shall be kept free of all obstructions including, but not limited to, buildings, walls, fences, hedges, trees, and shrubs. These easements grant to all public authorities the right to construct, operate, maintain, inspect, and repair such improvements and structures as it deems necessary to facilitate drainage from any source.

**PLATTED LAND**

Land Platted this Plat: 634.324 Acres±
Total land Platted: 634.324 Acres±

**Plat of
Preacher Smith Tract.
Formerly Preacher Smith Tract**

Located in Gov't Lots 10 and 12 of Section 11, T.5N., R.3E., B.H.M., City of Deadwood, Lawrence County, South Dakota.

**SURVEYOR'S CERTIFICATE**

I, Shannon E. Vasknetz, 2305 Junction Ave., being a Registered Land Surveyor in the State of South Dakota, do hereby state that at the request of the Owner listed hereon, I have surveyed and plotted the property shown and described hereon. I have marked upon the ground the boundaries in the manner shown, and that the plat is correct to the best of my knowledge, information and belief.

IN WITNESS WHEREOF
I hereunto set my hand and seal



this _____ day of _____, 20____.

Shannon E. Vasknetz
Registered Land Surveyor No. 7719

OWNER'S CERTIFICATE

I, Preacher Smith, LLC., do hereby certify that I am the Owner of the land shown and described hereon and that I did authorize and do join in and approve the survey and plat. I further certify that the development of this land shall conform to all existing applicable zoning, subdivision, erosion and sediment control regulations. Dedicated right-of-way as shown hereon is dedicated to public use.

IN WITNESS WHEREOF
We hereunto set our hands

this _____ day of _____, 20____.

Randall D. Horner Representative of Preacher Smith, LLC., Owner

3215 Valley Drive
Bismarck, ND 58503

ACKNOWLEDGEMENT OF OWNERS

STATE OF SOUTH DAKOTA

COUNTY OF _____ } SS

On this _____ day of _____, 20____, before me, the undersigned officer, personally appeared Randall D. Horner Representative of Preacher Smith, LLC., known to me to be the persons who executed the foregoing Owner's Certificate and acknowledged to me that they executed the same for purposes therein contained.

IN WITNESS WHEREOF, I hereby set my hand and official seal.

Notary Public My commission expires: _____



PREPARED BY: BASELINE SURVEYING, INC., 2305 JUNCTION AVENUE, STURGIS, S.D. 57785

PHONE: (605) 490-1401 EMAIL: Baseline@sturgissurveying.com JOB NO. 20-270

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Fax (605) 578-2084



Jeramy Russell
Planning and Zoning
Administrator
Telephone (605) 578-2082

**PLANNING AND ZONING MEETING
STAFF REPORT**
August 17, 2022

APPLICANT: Randy Horner

PURPOSE: Establishing new lots

GENERAL LOCATION: Located near the Preacher Smith Monument

LEGAL DESCRIPTION: LOT A IN BLOCK 1 AND LOT A IN BLOCK 1A OF THE RIDGE DEVELOPMENT. FORMERLY LOT A OF GOVERNMENT LOT 13 AND 19 IN SECTION 11; LOT B OF GOVERNMENT LOT 19 IN SECTION 11 AND GOVERNMENT LOT 12 IN SECTION 14 -AND- A PORTION OF PREACHER SMITH TRACT. ALL LOCATED IN SECTIONS 11, 12, 13 AND 14 T.5.N., R.3.E., B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA.

FILE STATUS: All legal obligations have been completed.

ZONE: Park Forest

STAFF FINDINGS:

Surrounding Zoning:

North: Lawrence

South: Park Forest

East: Lawrence County

West: Lawrence County

Surrounding Land Uses:

Vacant Land

Vacant land

Vacant Land

Vacant Land

SUMMARY OF REQUEST

This plat establishes two large lots within the Ridge Development. Developers intend on platting the larger blocks and then as the development grows, they will begin platting lots within each block.

FACTUAL INFORMATION

1. The property is currently zoned Park Forest
2. The proposed lots are comprised as follows: Lot A of Block 1 = 179.568 Acres \pm , Lot A of Block 1A = 65.793 Acres \pm
3. The subject property is located within a low-density park forest designation.
4. The property is not located within a flood zone or flood hazard zone.
5. Public facilities are not currently available to serve the property.

STAFF DISCUSSION

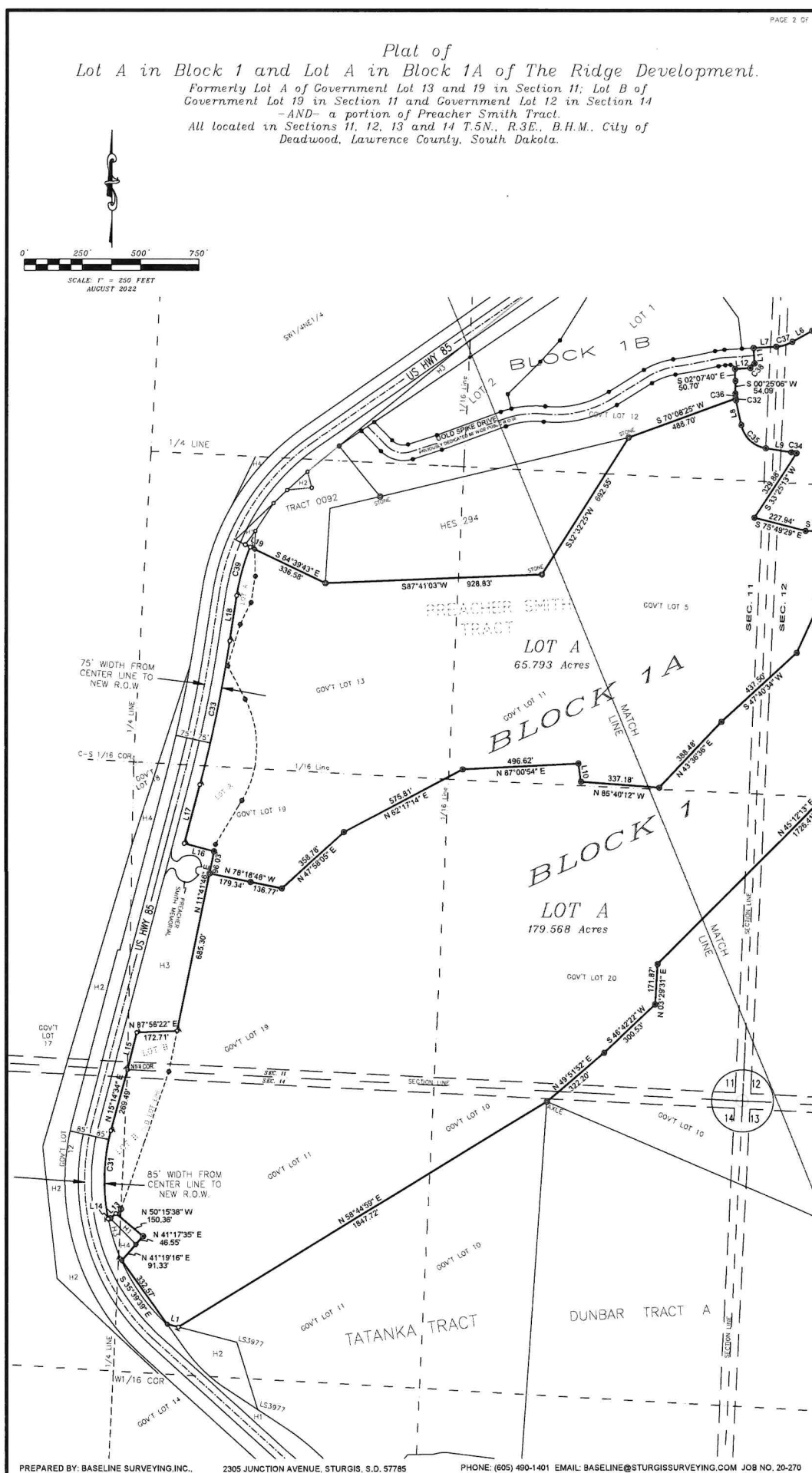
Lot A of Block 1 and Lot A of Block 1A are compliant with the City of Deadwoods Zoning Codes and meet the requirements for bulk area as required by Deadwood City Ordinance 17.20.040 Area and Bulk Requirements.

1. The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
2. Land is identified with a new legal description for the transfer of the land.
3. Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
4. A date is shown on the plat and serves to "fix in time" the data represented on the plat.
5. The street bounding the lot is shown and named.
6. All certifications are indicated and correct on the plat.
7. Dimensions, angles and bearings are shown along the lot lines.
8. Scale of the plat is shown and accompanied with a bar scale.

ACTION REQUIRED:

1. Approval / Denial by Deadwood Planning and Zoning Commission.
2. Approval / Denial by Deadwood Board of Adjustment.





Plat of
Lot A in Block 1 and Lot A in Block 1A of The Ridge Development.
 Formerly Lot A of Government Lot 13 and 19 in Section 11; Lot B of
 Government Lot 19 in Section 11 and Government Lot 12 in Section 14
 -AND- a portion of Preacher Smith Tract.
 All located in Sections 11, 12, 13 and 14 T.5N., R.3E., B.H.M., City of
 Deadwood, Lawrence County, South Dakota.

COUNTY TREASURER'S CERTIFICATE

I, _____, Lawrence County Treasurer, do hereby certify
 that _____ taxes which are liens upon the herein Platted property have
 been paid.
 Dated this _____ day of _____, 20____

 Lawrence County Treasurer

SURVEYOR'S NOTES

- 1) Utility & Minor Drainage Easements:
 8' Wide on the interior side of all lot lines.
- 2) Building Setbacks: Per City of Deadwood
 Ordinance.
 Principal uses and Building Set back 20' from
 front lot lines, 15' from side lot lines and 10'
 from rear lot lines.
- 3) Basis of Bearings using Geodetic North
 Determined from Global
 Positioning System (GPS).
- 4) Per FEMA map panel 46081C0225F effective
 4/17/2012. This property is located in an area
 of minimal flood hazard Zone X.

LEGEND

- ⊙ Found or Set 5/8" Rebar with Cap Marked 'VASKNETZ RLS7719'
- ⊙ Found IR unless otherwise noted.
- ⊙ Found Limbo Cap unless otherwise noted.
- (R) Denotes Measurements Previously Recorded.
- (M) Denotes Measurements Per this Survey.
- ⊙ Denotes Set Rebar & DOT Cap Marked by a
 Granite Post.

PLATTED LAND

Lot A of Block 1A: 65.793 Acres
 Lot A of Block 1: 179.568 Acres
 Remainder of Preacher Smith Tract: 434.129 Acres
 Total land Platted: 245.361 Acres

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C-1	831.73	283.72	282.35	N 05°06'34" E	19°32'42"
C-2	133.00	20.75	20.73	N 04°03'07" W	8°56'26"
C-3	5904.59	676.45	676.15	N 11°42'31" E	61°11'01"
C-4	436.00	21.05	21.05	N 82°23'24" W	7°53'47"
C-5	128.00	15.60	14.55	N 46°33'51" W	68°45'18"
C-6	133.50	8.51	8.51	S 10°21'28" E	3°39'11"
C-7	167.00	73.48	72.89	S 73°53'50" W	25°12'32"
C-8	19.00	29.40	28.55	N 42°12'05" E	88°39'52"
C-9	879.53	214.81	214.28	N 15°41'37" E	13°59'37"

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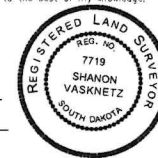
SURVEYOR'S CERTIFICATE

I, Sharon E. Vasknetz, 2305 Junction Ave., being a Registered Land Surveyor
 in the State of South Dakota, do hereby state that at the request of the
 Owner listed herein, I have surveyed and plotted the property shown and
 described herein. I have marked upon the ground the boundaries in the
 manner shown, and that the plat is correct to the best of my knowledge,
 information and belief.

IN WITNESS WHEREOF
 I hereunto set my hand and seal

this _____ day of _____, 20____

Sharon E. Vasknetz
 Registered Land Surveyor No. 7719

**OWNER'S CERTIFICATE**

I, Preacher Smith, LLC, I do hereby certify that I am the Owner of the
 land shown and described herein and that I did authorize and do join in
 and approve the survey and plat. I further certify that the development
 of this land shall conform to all existing applicable zoning, subdivision,
 erosion and sediment control regulations. Dedicated right-of-way as
 shown herein is dedicated to public use.

IN WITNESS WHEREOF
 We hereunto set our hands

this _____ day of _____, 20____

Randall D. Harner Representative of Preacher Smith, LLC, Owner

3215 Valley Drive
 Bismark, ND 58503

ACKNOWLEDGEMENT OF OWNERS

STATE OF SOUTH DAKOTA

COUNTY OF _____

On this _____ day of _____, 20____, before me, the
 undersigned officer, personally appeared Randall D. Harner, Representative
 of Preacher Smith, LLC, known to me to be the persons who executed
 the foregoing Owner's Certificate and acknowledged to me that they
 executed the same for purposes therein contained.

IN WITNESS WHEREOF, I hereby set my hand and official seal.

Notary Public _____ My commission expires: _____

APPROVAL OF HIGHWAY AUTHORITY

The location of the proposed access to the Highway or Street as shown
 herein is hereby approved. Any change in the proposed access shall
 require additional approval.

Dated this _____ day of _____, 20____

Highway Authority _____

**CERTIFICATE OF
DIRECTOR OF EQUALIZATION**

I, Lawrence County Director of Equalization, do hereby certify that I have
 on record in my office a copy of the within described Plat.

Dated this _____ day of _____, 20____

 Lawrence County Director of Equalization

**APPROVAL OF THE CITY OF DEADWOOD
BOARD OF COMMISSIONERS**

State of South Dakota County of Lawrence. Be it Resolved
 that the City of Deadwood Board of Commissioners having
 viewed the within plat, do hereby approve the same for
 recording in the office of the Register of Deeds,
 Lawrence County, S.D.

on this _____ day of _____, 20____, that
 We did Approve this Plat.

Attest: _____
 Finance Officer Mayor

APPROVAL OF ACCESS BY ROAD AUTHORITY

The location of the existing access to the Highway or Street as shown herein
 is hereby approved. This approval does not replace the need for any permits
 required by law, including Administrative Rule of South Dakota 70.09.01.02.

Dated this _____ day of _____, 20____

SDDOT Authority _____

**CITY OF DEADWOOD
PLANNING COMMISSION**

This plat approved by the City of Deadwood Planning Commission.

Dated this _____ day of _____, 20____

Attest: _____
 City Planner

Chairman _____

OFFICE OF REGISTER OF DEEDS

State of South Dakota County of Lawrence. Filed for Record
 this _____ day of _____, 20____, at _____ o'clock _____ M., and
 Recorded in Doc. _____

 Lawrence County Register of Deeds