



Planning and Zoning Commission Regular Meeting Agenda

Wednesday, February 05, 2025 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call to Order**

2. **Roll Call**

3. **Approval of Minutes**

- [a.](#) Approve the minutes from the January 15, 2025 Planning and Zoning Commission Meeting.

4. **Sign Review Commission**

- [a.](#) Application for Sign Permit - 637 Main Street - Pam's Purple Door (Kirwan). Applicant is requesting permission to install window signs. Location is compliant with sign ordinance. Design currently under review by the Planning and Zoning Commission. (Continued from 01-15-2025)

Actions:

1. Approve/deny Application for Sign Permit.

5. **Planning and Zoning Commission**

- [a.](#) Consideration of use for 87 Sherman Street legally described as Lots 13 - 14, Block 34, Original Town of Deadwood, SW 1/4 of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

Actions:

1. Approve/Deny comparable use

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 Regular Meeting Minutes

Wednesday, January 15, 2025 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call to Order

The Planning and Zoning Commission meeting was called to order by Chairman Martinisko on Wednesday, January 15, 2025, at 4:01 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 Charles Eagleson
City Commissioner Blake Joseph

ABSENT

Commissioner (Secretary) Dave Bruce
Commissioner Ken Owens

STAFF PRESENT

Kevin Kuchenbecker – Planning, Zoning and Historic Preservation Officer
Trent Mohr – Building Official
Leah Blue-Jones – Zoning Coordinator

3. Approval of Minutes

- a. Approve the minutes from the December 23, 2024 Planning and Zoning Commission and Board of Adjustment Special Meeting.

It was moved by Commissioner Eagleson and seconded by Commissioner Keehn to approve the minutes from the December 23, 2024, Planning and Zoning Commission and Board of Adjustment Special Meeting. Voting yea: Martinisko, Keehn, Eagleson.

4. Sign Review Commission

- a. Application for Sign Permit - 230 Cliff Street - Deadwood UTV/Snowmobile Outfitter (Betton). Applicant is requesting permission for new wall signs as well as an addition to the existing freestanding sign. Signs and location are compliant with sign ordinance.

Actions:

1. Approve/deny Application for Sign Permit.

Mr. Mohr discussed Application for Sign Permit - 230 Cliff Street - Deadwood UTV/Snowmobile Outfitter (Betton) and reviewed the Staff Report.

It was moved by Commissioner Eagleson and seconded by Commissioner Keehn to approve Application for Sign Permit - 230 Cliff Street - Deadwood UTV/Snowmobile Outfitter (Betton). Voting yea: Martinisko, Keehn, Eagleson.

- b. Application for Sign Permit - 637 Main Street - Pam's Purple Door (Kirwan). The applicant is requesting permission to replace existing projecting sign with one of a new design and install new window signs. Signs and locations are compliant with sign ordinance.

Actions:

1. Approve/deny Application for Sign Permit.

Mr. Mohr discussed Application for Sign Permit - 637 Main Street - Pam's Purple Door (Kirwan) and reviewed the Staff Report. The current projecting sign is to be replaced, while the window signs will be new. The applicant submitted a photo depicting the desired style of the window design. The desired material is described as 5/8" thick mirrored acrylic that will be mounted to the glass.

The applicant, Mr. Harley Kirwan, introduced himself to the Commission. He explained the material mounted to the glass would be mirrored in a material similar to gold leaf.

Mr. Kuchenbecker stated the design looks very nice, but it is also very modern. Because this would be a material not previously utilized in the historic downtown core, he would like to see a sample of the material the applicant would like to use. The Commissioners agreed. Mr. Kirwan responded that he would bring a sample to the next Planning and Zoning Commission meeting for review.

It was moved by Commissioner Eagleson and seconded by Commissioner Keehn to approve the replacement of the current projecting sign and to continue discussion of the window sign at the next Planning and Zoning Commission Meeting. Voting yea: Martinisko, Keehn, Eagleson.

5. Planning and Zoning Commission

- a. Withdrawal of Application for Conditional Use Permit and reimbursement of application fee for 20 Cliff Street legally described as Lots 1A, 1B & 1C a replat of Tract A, of vacated portion of Block 78 & part of Tract B of MS 207 all located in the City of Deadwood, Lawrence County, South Dakota.

Action required:

1. Acknowledgment of withdrawal and reimbursement.

Mr. Kuchenbecker introduced Withdrawal of Application for Conditional Use Permit and reimbursement of application fee for 20 Cliff Street and reviewed the accompanying memo.

It was moved by Commissioner Keehn and seconded by Commissioner Eagleson to acknowledge the Withdrawal of Application for Conditional

Use Permit and reimbursement of application fee for 20 Cliff Street. Voting yea: Martinisko, Keehn, Eagleson.

- b. Findings of Fact and Conclusion - Conditional Use Permit - Vacation Home Establishment - 596 Main Street legally described as Lot 34 in Block 15, being a part of Mineral Lot 38, and also known as Lot 4, in Block 7 of the City of Deadwood, also known as 596 Main Street, Deadwood, South Dakota.

Action required:

1. Acknowledge Findings of Fact and Conclusion

Mr. Kuchenbecker discussed Findings of Fact and Conclusion - Conditional Use Permit - Vacation Home Establishment - 596 Main Street. All eight (8) conditions required for a Vacation Home Establishment at the location have been met.

It was moved by Commissioner Eagleson and seconded by Commissioner Keehn to approve Findings of Fact and Conclusion - Conditional Use Permit - Vacation Home Establishment - 596 Main Street. Voting yea: Martinisko, Keehn, Eagleson.

- c. Annual review and discuss City of Deadwood Comprehensive Plan adopted November 2018.

Mr. Kuchenbecker and Mr. Mohr discussed the City of Deadwood Comprehensive Plan adopted November 2018.

6. Items from Citizens not on Agenda

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

7. Items from Staff

- a. Fassbender Newsletter - 4th Quarter 2024.

The final walkthrough for the Water Street project has been completed and the punch list will be worked on.

The South Dakota State Tourism Conference will be held next week.

The Landmark Hotel & Casino has met its requirements for a Convention Center Liquor License.

2025 fees for Short-Term Rentals are in the process of being collected.

The jail is close to being completed.

The first meeting of the Board of Appeals, Property Maintenance will be held on Wednesday, January 29, 2025.

8. Adjournment

It was moved by Commissioner Eagleson and seconded by Commissioner Keehn to adjourn the Planning and Zoning Commission Regular Meeting. Voting yea: Martinisko, Keehn, Eagleson.

There being no further business, the Planning and Zoning Commission adjourned at 4:29 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Minutes by Leah Blue-Jones, Zoning Coordinator

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



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

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

SIGN PERMIT STAFF REPORT

Sign Review Commission

January 15, 2025

Applicant: Harley Kirwan

Address: 637 Main Street, Deadwood, SD 57732

Site Address of Proposed Signage: 637 Main Street (Pam's Purple Door)

Computation of Sign Area

Building Frontage: 25 Feet

Total Available Signage: 50 Square Feet

Existing Signage: All to be replaced

Remaining Available Signage Area: 50 Square Feet

Proposed Sign Project: Install two new window signs (9 Square Feet each counted at 2.25 Square Feet each against total allowed) and one new projecting sign (24 Square Feet) in place of existing sign

Proposed Building Materials: Window signs = vinyl Projecting sign = metal and metal composite panels (see attached renderings)

Proposed Lighting of the Signs: None

Location of Proposed Sign: See attached

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 projecting sign with one of a new design and install new window signs.

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 new projecting sign and window signs at 637 Main Street

OR

Motion to deny proposed sign permit application as submitted.

Window Sign

Scaled to 1/10th

66in

Glass window

99.5in

39.25in

Pam's

18.5in

34.25in

PURPLE

5.25in

DOOR

5.25in

Metal Signs - Wood Signs - Laser Cutting & Engraving - Home Decor - Design - Vinyl Graphics



Production Notes:



Drawing to scale
1/10th scale

25 Sq. Feet

Metal Signs - Wood Signs - Laser Cutting & Engraving - Home Decor - Design - Vinyl Graphics

Storefront Window
graphics

New Sign
placed here



Production Notes:

- each window size
66x 99.5in
- window graphics
in both windows
- Logo to
be in 5/8in thick
Mirrored acrylic.
- tape mounted to glass

Window Graphic
12sq. feet per window
24 square feet total
between both windows

Shop at www.bisonpeakdesigns.com

Phone: 720.924.6443

Email: Bisonpeakdesigns@gmail.com

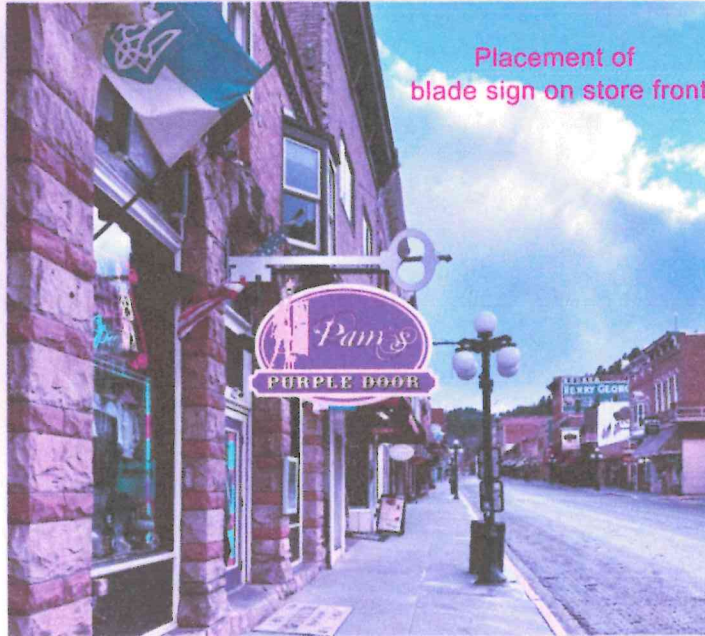
At Bison Peak Designs we create realistic renderings for you to review. This includes close to accurate wood color, stain, font color, border design, font design, measurements, anything else we see fit for the rendering. When reviewing your rendering please make sure all info is correct before submitting payment. In the case of a major change after payment (size, font, layout, materials) it will result in a 30% upcharge plus any additional materials purchased. Once payment is received you have given Bison Peak Designs the Approval to proceed with the order. All orders will have a QC picture sent before shipping. Orders Ship 1-2 days after QC Pic is sent. All Artwork created by Bison Peak Designs is owned by Bison peak designs

If order is cancelled after rendering is approved and payment made by the customer there will be no refund.

WOOD SIGNS- If an outdoor sign all prices are quoted in using Alder or cherry wood. If an indoor sign prices are quoted in Poplar. If you choose to use pine or poplar for an outdoor sign we can not assure the sign will last.

METAL SIGNS- All metal signs are quoted in 16ga (1/16in) thick steel. If you wish to have a thicker steel sign please state the thickness you want. All metal signs ship with 3/16in holes top and bottom. All metal signs can be used for indoor or outdoor use.

Metal Signs - Wood Signs - Laser Cutting & Engraving - Home Decor - Design - Vinyl Graphics



Production Notes:

new sign will
hang in same area
as the old sign

Shop at www.bisonpeakdesigns.com

Phone: 720.924.6443

Email: Bisonpeakdesigns@gmail.com

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Production Notes:

Pam's Text
overall size
15x32in

Purple Door Text
4.375x47.5in

Logo
15x32in



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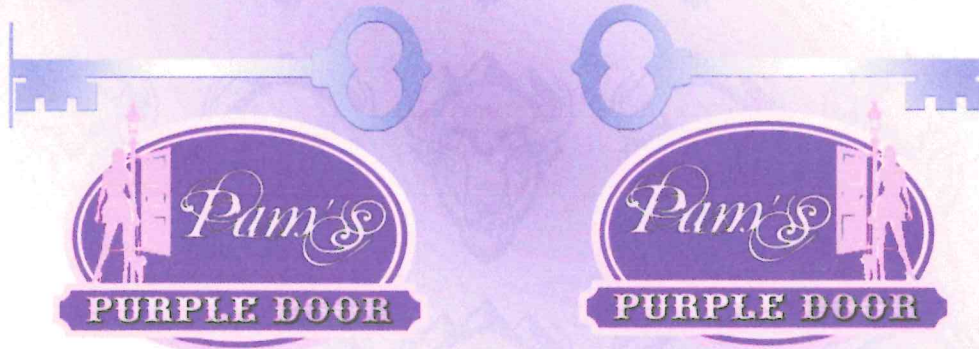


Production Notes:

qty. 1 Blade sign
with bracket
-Bracket made in
Alum. with .500in
mounting plate

BLADE SIGN
-alum. frame with
sub frame.
-Sign to be built
with ACM and
Acrylic.

**SIGN IS
NON-LIGHTED**



Drawing not to scale

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Example of desired window sign appearance for 637 Main Street.



OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 722-0786



Kevin Kuchenbecker
Planning, Zoning and
Historic Preservation Officer
Telephone (605) 578-2082
kevin@cityofdeadwood.com

MEMORANDUM

DATE: February 5, 2025

TO: Planning and Zoning Commission

FROM: Kevin Kuchenbecker, Historic Preservation Officer & Planning and Zoning Administrator

RE: Consideration of Use Within the C1 – Commercial Zoning District

STAFF FINDINGS:

Planning and Zoning staff have been notified that a Doctor of Acupuncture and Chinese Medicine is interested in opening an acupuncture clinic at 87 Sherman Street. The property is zoned C1 – Commercial.

Per City Ordinance 17.32.020, property in the C1 – Commercial zoning district shall be used for any use which the Planning and Zoning Commission considers comparable to another use which is directly listed under this section. The interested party has stated their belief the business would be comparable to a hospital and/or chiropractic office.

RECOMMENDED ACTION:

Consider and provide recommendation if proposed use is comparable to another use directly listed under Section 17.32.020.