



Planning and Zoning Commission Meeting Agenda

Wednesday, February 17, 2021 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

Masks are required to be worn while in City Hall. No exceptions!

1. **Roll Call**
2. **Call to Order**
3. **Approval of Minutes**
 - a. Approval of February 3, 2021 Minutes
4. **Sign Review Committee**
 - a. 196 Cliff Street - Gold Run LLC (Super 8) - Install New Wall Sign
Action Required:
 - a. Recommend Approval/Denial by Sign Review Commission
 - b. 225 Cliff Street - Cliff Street, LLC (Comfort Inn) - Install Two New Signs in Place of Existing
Action Required:
 - a. Recommend Approval/Denial by Sign Review Commission
 - c. 620 Main Street - Elie Farhat (Deadwood Trading Post) - Install New Projecting Sign
Action Required:
 - a. Recommend Approval/Denial by Sign Review Commission
5. **Planning and Zoning Commission and Board of Adjustments**
6. **Items from Staff**
 - a. A special meeting of the City Commission, Planning & Zoning Commission and Historic Preservation Commission is scheduled for Wednesday, February 24, 2021 at 4:00 p.m. to review the current status of the Main Street Master Plan with the Design Team of Winter & Co.
7. **Adjournment**

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

Please practice CDC's social distancing recommendations.

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 Regular Meeting Minutes

Wednesday, February 03, 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 John Martinisko on Wednesday, February 3, 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 (Secretary) Bill Rich

Commissioner Josh Keehn

Commissioner Dave Bruce

Commissioner Kevin Wagner

Jeremy Russell, Planning and Zoning Administrator

Trent Mohr, Building Inspector

Cindy Schneringer, Administrative Assistant

3. Election of Officers

Chairman

It was moved by Commissioner Keehn and seconded by Commissioner Wagner to approve the appointment of John Martinisko as Chairman. Voting Yea: Martinisko, Rich, Keehn, Bruce, Wagner

Vice Chairman

It was moved by Commissioner Wagner and seconded by Commissioner Bruce to approve the appointment of Bill Rich as Vice Chairman. Voting Yea: Martinisko, Rich, Keehn, Bruce, Wagner

Secretary

It was moved by Commissioner Rich and seconded by Commissioner Wagner to approve the appointment of Josh Keehn as Secretary. Voting Yea: Martinisko, Rich, Keehn, Bruce, Wagner

4. Approval of Minutes

a. Approval of January 6, 2021 Minutes

It was moved by Commissioner Keehn and seconded by Commissioner Wagner to approve the minutes of January 6, 2021. Voting Yea: Martinisko, Rich, Keehn, Bruce, Wagner

5. Sign Review Committee

- a. 555 Main Street - Deadwood Hotels, LLC - Install Three New Signs

Mr. Mohr stated the applicant is requesting permission to install three new signs. The three signs do require variances. Sign #2 is a wall sign requiring two variances per the ordinance- one for the vertical dimension is greater than two feet and one for the top of the sign is higher than the bottom of the second story windows. Sign #3 is a wall sign requiring one variance as the vertical dimension is greater than two feet per the ordinance. Sign #4 is a free standing sign requiring two variances per the ordinance - one for the overall size being greater than ten square feet and one for the bottom of the sign is less than eight feet above grade. Signs #1 and #5 do not require permits, per the ordinance, as they are not visible from the right of way and are located in the parking garage. The applicants are here to answer any questions. ***It was moved by Commissioner Wagner and seconded by Commissioner Bruce to approve the installation of three signs for Deadwood Hotels, LLC, 555 Main Street. Voting Yea: Martinisko, Rich, Keehn, Bruce, Wagner***

6. Items from Staff

7. Adjournment

It was moved by Commissioner Bruce and seconded by Commissioner Keehn to adjourn the meeting at 5:41 p.m. Voting Yea: Martinisko, Rich, Keehn, Bruce, Wagner

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Cindy Schneringer, Planning & Zoning Office/Recording Secretary

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 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
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SIGN PERMIT STAFF REPORT

Sign Review Commission

February 17, 2021

Applicant: Gold Run LLC

Address: 4124 Highland Castle CT, Las Vegas, NV 89129

Site Address of Proposed Signage: 196 Cliff Street (Super 8)

Computation of Sign Area

Building Frontage: 328 Feet

Total Available Signage: 656 Square Feet

Existing Signage: One wall sign on storage building (5 Square Feet)
 One freestanding sign near storage building (49 Square Feet)
 One wall sign above main covered entrance (33 Square Feet)
 One freestanding sign near main covered entrance (128 Square Feet)
 One wall sign above covered entrance to north (33 Square Feet)
 One wall sign on north face of building (10.5 Square Feet)
 One freestanding sign north entrance of parking lot (18.25 Square Feet)
 Two freestanding signs at entrances of south parking lot (8 Square Feet Each)

Remaining Available Signage Area: 363.25 Square Feet

Proposed Sign Project: Install new wall sign (45 Square Feet)

Proposed Building Materials: Metal and vinyl (see attached rendering)

Proposed Lighting of the Signs: Direct lighting

Location of Proposed Sign: Please see attached

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.*

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The applicant wishes to add this sign to advertise the gaming space at the hotel.

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

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 wall sign at 196 Cliff Street

OR

Motion to deny proposed sign permit application as submitted.

Section 4 Item a.

FILE #
ADDRESS
196 CLIFF STREET DEADWOOD, SD
CONTACT
LARRY
PHONE
507-880-5500
EMAIL
DATE
12/03/2020
SALES CONSULTANT
DANIEL LOQUE
DESIGNER
DANIEL LOQUE
SCALED
NOT TO SCALE



1740
East North St.
Rapid City
SD 57701

Phone:
605-348-8744

Fax:
605-388-6199

Email:
signs@hills.net



RACEWAYS, HOLDS ELECTRICAL WIRING

FRONT LIT LED CHANNEL LETTERS "GAMING":

FACES:	7328 WHITE 3/16" ACRYLIC
VINYL:	3630-015 YELLOW, BLACK OUTLINE
TRIM CAP:	BLACK 1" TRIM CAPS
RETURNS/SIDES:	BLACK
BACKS:	ALUMINUM
LED ILLUMINATION:	WHITE
TRANSFORMER:	LED TRANSFORMER
RACEWAY:	CUSTOM PAINT TBD

NOTES:
* INTERIORS PAINTED WHITE
* UL LABELS PLACED ON SIDES OF CHANNELS

REVERSE LIT CHANNEL (LOGO):

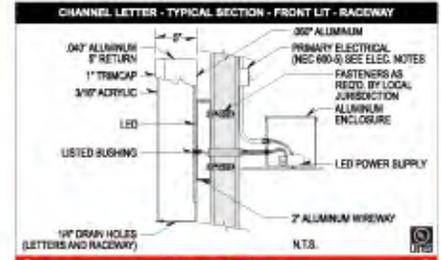
FACES:	BLACK
RETURNS/SIDES:	BLACK
BACKS:	CLEAR LEXAN
LED ILLUMINATION:	RED SLOANLED FLEXBRITE (SIMULATES NEON)
TRANSFORMER:	LED TRANSFORMER
RACEWAY:	CUSTOM PAINT TBD



FlexiBRITE

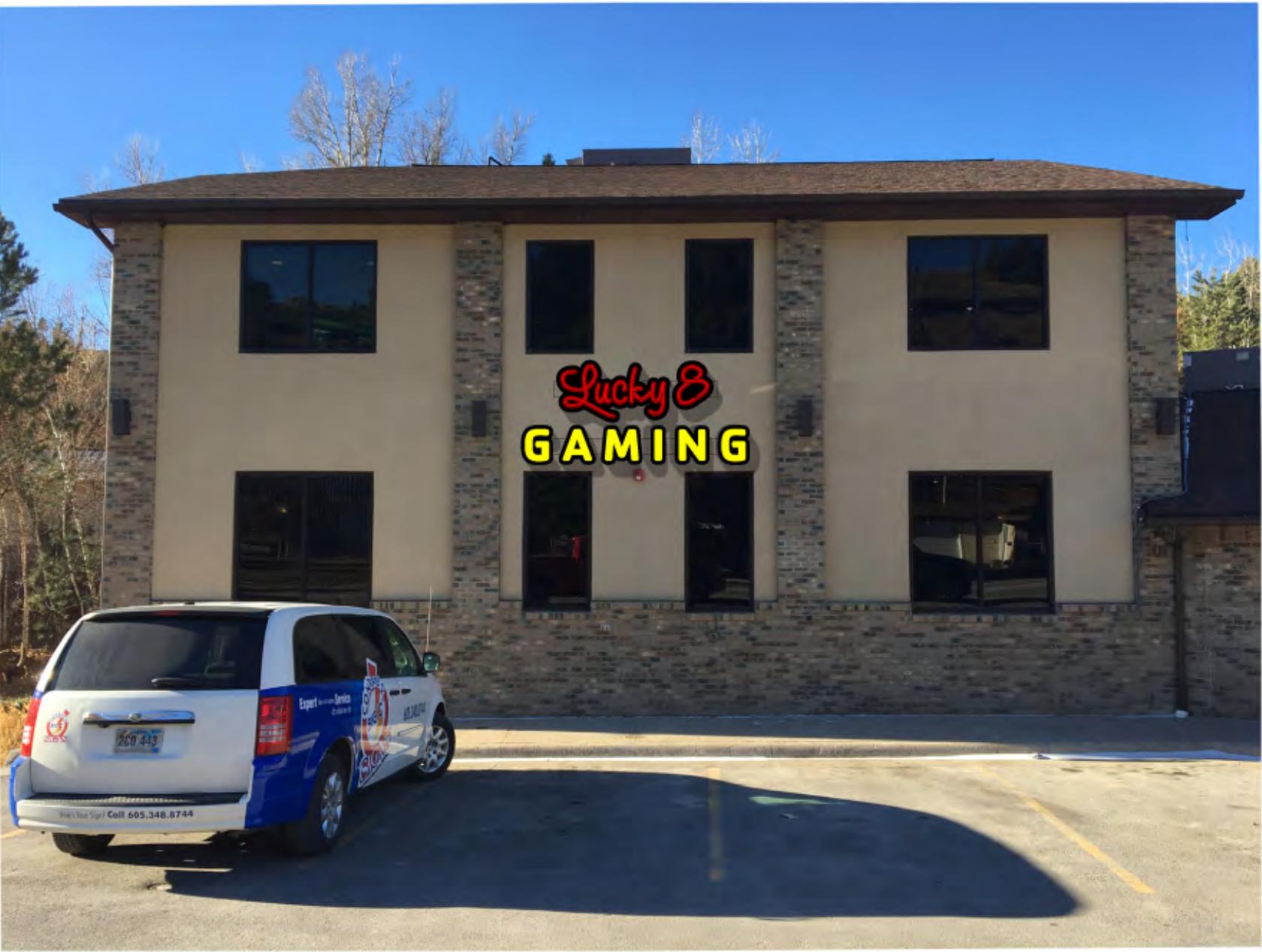
FlexiBRITE adds neon appeal to any LED-lit sign with the world's first completely flexible LED tubing. FlexiBRITE is field bendable, providing the freedom to create an endless array of profiles, contours, and patterns on the fly. Ideal for exterior and interior lighting applications such as sign perimeters, letters, symbols, accent stripes, borders, and open-face channel letters.

- Daytime color when non-illuminated
- Optically modified silicone extrusion: UV stable, hydrocarbon insensitive, and non-fading
- Extremely flexible LED tubing
- Convenient mounting clips and mounting tracks
- Product can be cut to custom lengths in the field



ELECTRICAL NOTES
Sign Company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician. Each sign must have:
1. A minimum of one dedicated 120V 20A circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral

Section 4 Item a.



FILE #
ADDRESS
196 CLIFF STREET DEADWOOD, SD
CONTACT
LARRY
PHONE
307-880-5100
EMAIL
DATE
12/03/2020
SALES CONSULTANT
DANIEL LOGUE
DESIGNER
DANIEL LOGUE
SCALED
NOT TO SCALE



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East North St.
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SD 57701

Phone:
605-348-8744

Fax:
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Email:
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Section 4 Item a.



FILE #
ADDRESS
106 CUPY STREET DEERWOOD, SD
CONTACT
LARRY
PHONE
303-880-8100
EMAIL
DATE
SYMBOLS
SALAS CONSULTANT
DANIEL LOGGE
DESIGNER
DANIEL LOGGE
SCALED
NOT TO SCALE



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SIGN PERMIT STAFF REPORT

Sign Review Commission

February 17, 2021

Applicant: Cliff Street, LLC

Address: 4124 Highland Castle CT, Las Vegas, NV 89129

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 (to be replaced)
 One freestanding – "Mini Golf" (105 Square Feet)
 One wall (to be replaced)
 One wall (to be removed)
 One awning (to be removed)

Remaining Available Signage Area: 546 Square Feet

Proposed Sign Project: Install new signs in place of existing:

Wall sign - #1 (49 Square Feet)

Freestanding sign - #4 (49 Square Feet)

Proposed Building Materials: Metal and Composite (see attached renderings)

Proposed Lighting of the Signs: Internal illumination

Location of Proposed Sign: No change in location from existing signs (see attached renderings)

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.*

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The applicant wishes to replace two existing signs with new signage representative of the new corporate logo. Two existing signs will be removed and not replaced.

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

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 signs at 225 Cliff Street

OR

Motion to deny proposed sign permit application as submitted



COMFORT INN & SUITES DEADWOOD, SD



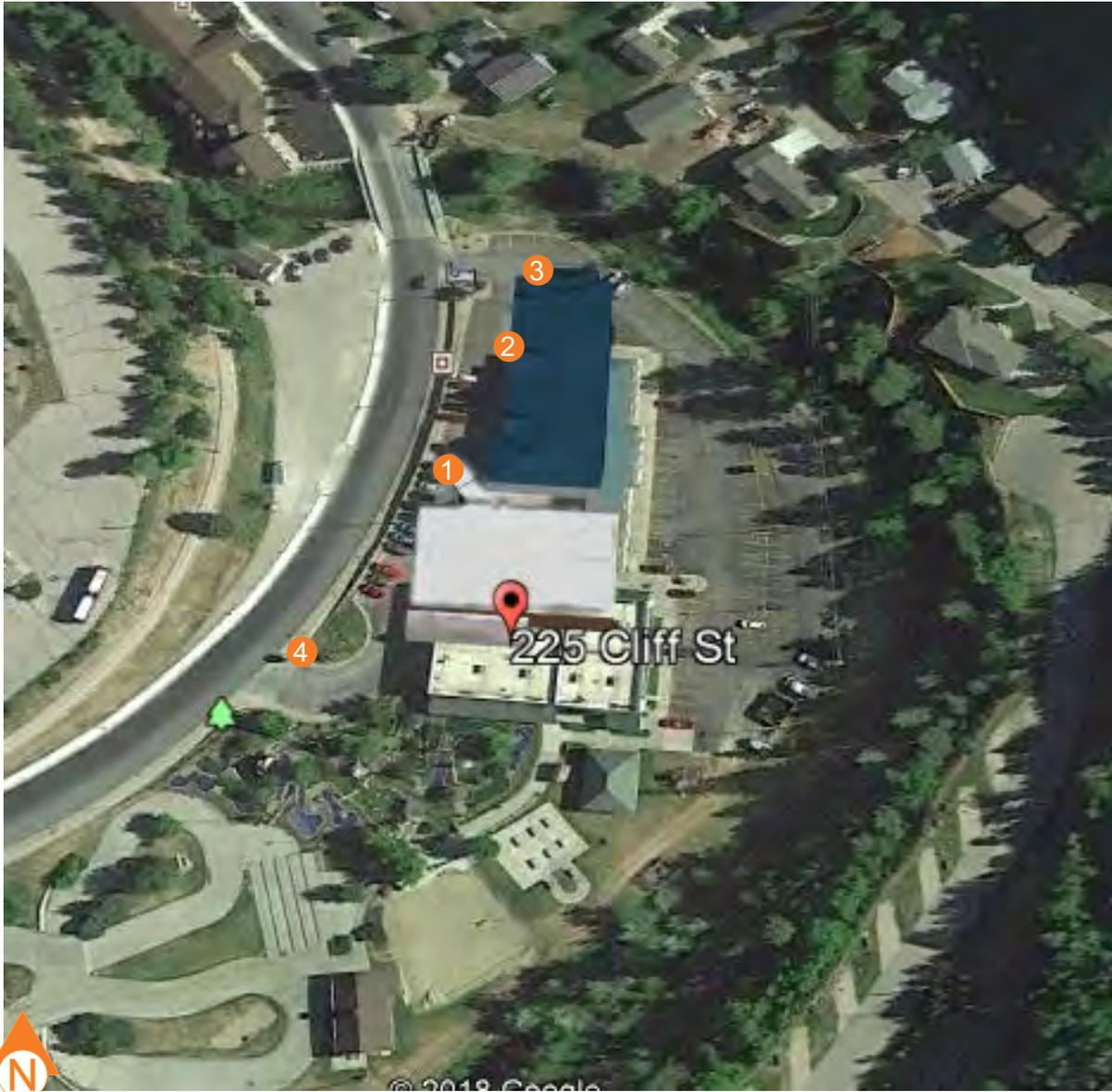
APPROVAL BOX - PLEASE INITIAL	
CUSTOMER APPROVAL	Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: COMFORT INN & SUITES	Date: 12/27/18	Prepared By: KH	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>
Location: DEADWOOD, SD	File Name: 173852 - R1 - DEADWOOD, SD		Eng: -



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700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com



INN CODE: SD053

COMFORT INN & SUITES
 225 CLIFF STREET
 DEADWOOD, SD 57732

EXISTING SIGNS:

- ① 4'-1" X 12'-3/8" WALL SIGN
- ② 30 1/4" CHANNEL LETTERS
- ③ 5'-8 1/2" X 12'-2" AWNING
- ④ 6'-2 3/8" X 5'-8 1/4" PYLON AT 25'-3" OAH

PROPOSED SIGNS:

- ① 20" SET OF CH. LETTERS (LINEAR STACKED)
- ② NO PROPOSED SIGNAGE
- ③ NO PROPOSED SIGNAGE
- ④ 7'-8 3/4" X 6'-5 5/8" MID-RISE AT 20' OAH

APPROVAL BOX - PLEASE INITIAL

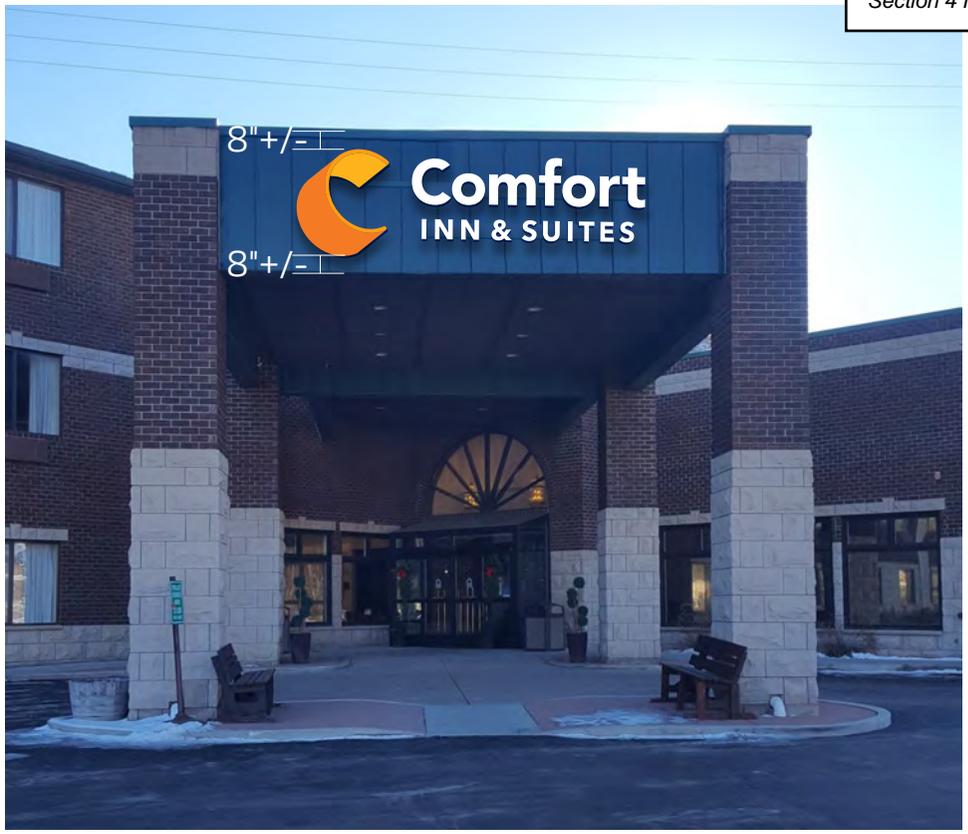
CUSTOMER APPROVAL

Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

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Location: DEADWOOD, SD	File Name: 173852 - R1 - DEADWOOD, SD	Eng: -		

1



EXISTING:
4'-1" X 12'-3/8"

PROPOSED



CHANNEL LETTER DETAIL
SCALE: 1/4" = 1'-0"

APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: COMFORT INN & SUITES	Date: 12/27/18	Prepared By: KH	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>
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2



EXISTING:
 30 1/4" CHANNEL LETTERS
 3'-9 1/4" LOGO

PROPOSED

**SIGN TO BE REMOVED
 NOT REPLACED**

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: COMFORT INN & SUITES	Date: 12/27/18	Prepared By: KH	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>	 personna SIGNS LIGHTING IMAGE	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
Location: DEADWOOD, SD	File Name: 173852 - R1 - DEADWOOD, SD	Eng: -			

3



PROPOSED

EXISTING:
5'-8 1/2" X 12'-2" AWNING

Awning will be refinished to neutral color by property.

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL	Date
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NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: COMFORT INN & SUITES	Date: 12/27/18	Prepared By: KH	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>
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4



EXISTING:
6'-2 3/8" X 5'-8 1/4" MID-RISE AT 25'3" OAH



FREE STANDING SIGN DETAIL
SCALE: 1/4" = 1'-0"



PROPOSED
CR-50

APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: COMFORT INN & SUITES	Date: 05/11/20	Prepared By: KH	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>
Location: DEADWOOD, SD	File Name: 173852 - R1 - DEADWOOD, SD	Eng: -	



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SIGN PERMIT STAFF REPORT

Sign Review Commission

February 17, 2021

Applicant: Elie Farhat

Address: 620 Main Street, Deadwood, SD 57732

Site Address of Proposed Signage: 620 Main Street (Deadwood Trading Post)

Computation of Sign Area

Building Frontage: 24 Feet

Total Available Signage: 48 Square Feet

Existing Signage: None

Remaining Available Signage Area: 48 Square Feet

Proposed Sign Project: Install new projecting sign (14 Square Feet)

Proposed Building Materials: Vinyl wrapped metal with raised letters (see attached)

Proposed Lighting of the Signs: None

Location of Proposed Sign: Above entrance doors (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 install this sign to advertise his place of business.

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 projecting sign at 620 Main Street

OR

Motion to deny proposed sign permit application as submitted.

