



## Planning and Zoning Commission Regular Meeting Agenda

Wednesday, July 20, 2022 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

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1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes**
  - a. [Approval of June 1, 2022 Minutes](#)
4. **Sign Review Commission**
  - a. [633 Main Street - Virginia Wolf - Install New Projecting Sign](#)  
Action Required:
    - a. Approval/Denial by Sign Review Commission
5. **Planning and Zoning Commission**
  - a. [Temporary Vending Application - 175 Sherman Street - Sid Ziegler - That's Me 2 A T](#)  
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, June 01, 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 Vice-Chair Keehn on Wednesday, June 1, 2022 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 Commission Charlie Struble

ABSENT

Commissioner (Chair) John Martinisko

STAFF PRESENT

Jeramy Russell, Planning and Zoning Administrator

Trent Mohr, Building Inspector

Cindy Schneringer, Administrative Assistant

### 3. Approval of Minutes

- a. Approval of May 18, 2022 Minutes

***It was moved by Commissioner Wagner and seconded by Commissioner Bruce to approve the May 18, 2022 minutes. Voting Yea: Keehn, Bruce, Wagner***

### 4. Sign Review Commission

- a. 700 Main Street - Andy Mosher - Install New Projecting Sign Relocated from 624 Main

Mr. Mohr stated for your consideration tonight is one sign permit application. It is at 700 Main Street, the Franklin Hotel. The sign is actually advertising the Trial of Jack McCall. This year the Franklin Hotel will be hosting the Trial of Jack McCall. The sign will be on the Shine Street entrance which will be the exclusive entrance and exit for the Trial of Jack McCall. This makes the appropriate place for the sign. The sign does require a variance from the ordinance as noted in the staff report. Projecting signs are required to project no farther away from the face of the building than six feet or four feet back from the face of the curb whichever is less. This complies with the six feet but not the four feet back. They have requested the variance and the letter is in the packet. The applicant is here to answer any questions.

***It was moved by Commissioner Wagner and seconded by Commissioner Bruce to approve the sign permit and variance for 700 Main Street to install new projecting sign relocated from 624 Main Street. Voting Yea: Keehn, Bruce, Wagner***

**5. Items from Citizens not on Agenda**

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

**6. Items from Staff**

**7. Adjournment**

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

There being no further business, the Planning and Zoning Commission adjourned at 5:08 p.m.

ATTEST:

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Chairman, Planning & Zoning Commission

*Cindy Schneringer, Planning & Zoning Office/Recording Secretary*

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Secretary, Planning & Zoning Commission

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

July 20, 2022

**Applicant:** Virginia Wolf

**Address:** 421 Spark Street, Lead, SD 57754

**Site Address of Proposed Signage:** 633 Main Street (Bullock Hotel)

## Computation of Sign Area

**Building Frontage:** 214 Feet

**Total Available Signage:** 428 Square Feet

**Existing Signage:** One wall sign – front (96 Square Feet) one wall sign – rear (24 Square Feet)  
 One projecting sign – rear (24 Square Feet)

**Remaining Available Signage Area:** 144 Square Feet

**Proposed Sign Project:** Install new projecting sign (1.7 Square Feet)

**Proposed Building Materials:** Wood, metal, and high-density urethane (see attached rendering)

**Proposed Lighting of the Signs:** None

**Location of Proposed Sign:** Attached is a photograph showing the proposed 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 will have retail space in the lobby of the Bullock Hotel and wishes to install a sign advertising this location.

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

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## Variances

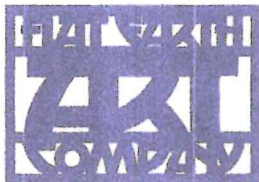
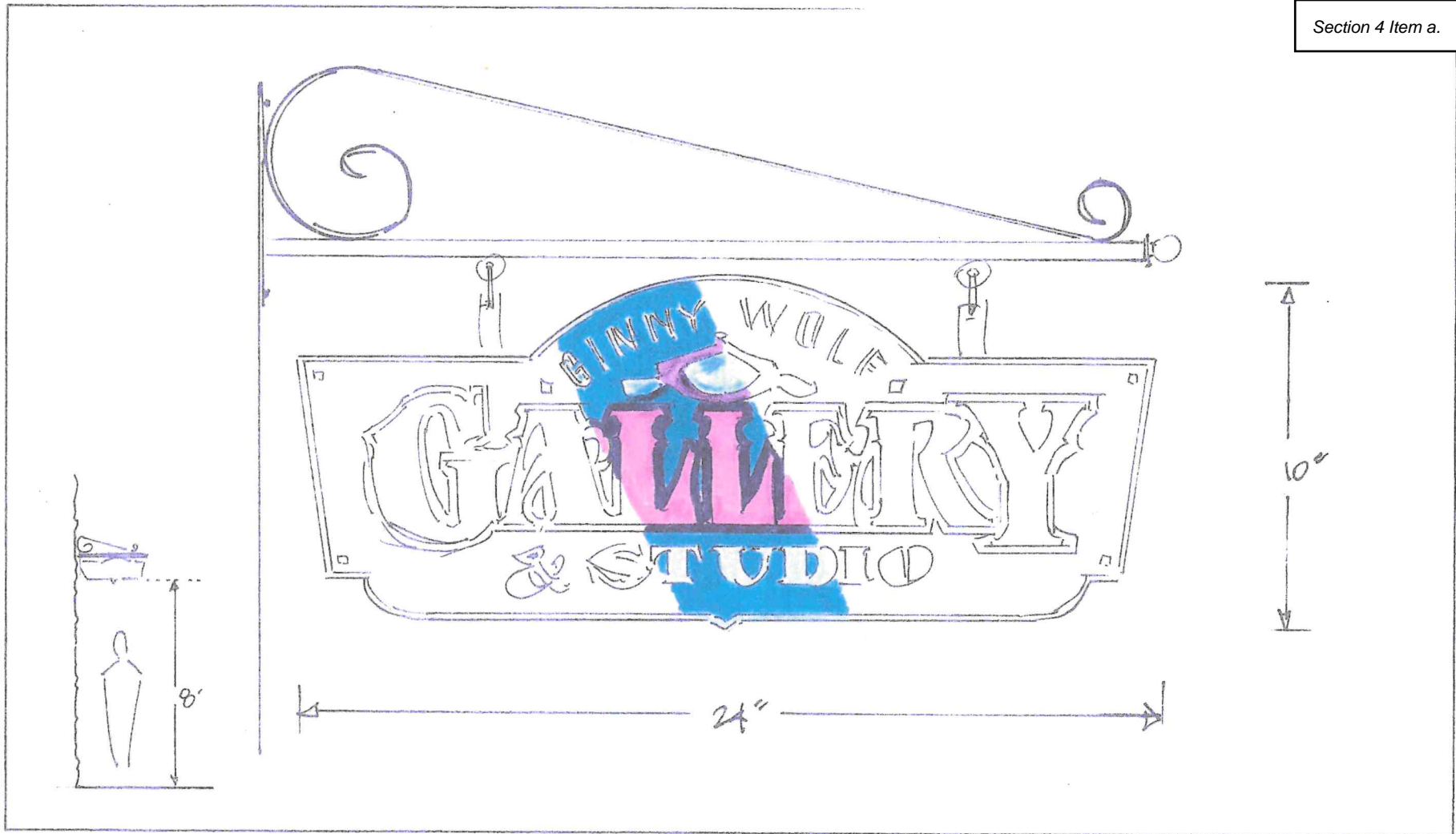
The sign permit application in review as proposed requires no variances from the sign ordinance. Signage variances may be obtained if the sign review commission is able to find *"special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, distance 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 for new projecting sign at 633 Main Street

OR

Motion to deny proposed sign permit application as submitted



**Tim Peterson**  
ARTIST

3123 E. FAIRGROUNDS LOOP STE. C  
SPEARFISH, SD 57783  
(605) 642-5794

Designed exclusively for:

GINNY WOLF GALLERY

Date:

6/22/22

Address:

633 MAIN ST DEADWOOD

Phone:

575-313-5709

The prices, specifications, and conditions as described are satisfactory and are hereby accepted. You are authorized to do the work as specified.

50% DEPOSIT REQUIRED ON ALL WORK. BALANCE DUE ON COMPLETION.

Signature

Date

This design is the property of the designer, and may not be reproduced in any manner without written permission.

Project specs for Ginny Wolf Gallery And Studio

One double sided aluminum sign 10" x 24"

GALLERY of 1/4" thick High Density Urethane individually cut out letters

Letters gilded in copper leaf and clear coated

Turquoise jewelry hand carved and mounted on copper plate cut to shape

All other copy and border flat painted

All aluminum components clear coated

Mounted over wood and steel substructure

Sign mounts to fit existing bracket







Return Completed Form To:  
**Planning and Zoning**  
108 Sherman Street  
Deadwood, SD 57732



Questions Contact  
**Jeremy Russell**  
(605) 578-2082 or  
jeramyr@cityofdeadwood.com

Section 5 Item a.

Application Date: 7/12/22

## APPLICATION FOR TEMPORARY VENDORS LICENSE

The Deadwood Zoning Administrator and Planning & Zoning Commission review all applications.

**Applicants:** Application must be received **60 days prior** to start of event. Please read thoroughly prior to completing this form. Only complete applications will be considered for review.

Applicant: That's Me 2 AT - Sid Ziegler Telephone: (785) 841-4250  
Name of Business: That's Me 2 AT Telephone: (605) 340-9559  
Applicant's Mailing Address: 507 Gold Street Lead SD 57754  
Street City State Zip

Please select your type of vending:

- \* Outside of a Structure - \$750.00 X
- \* Inside of an Existing Structure - \$250.00 \_\_\_\_\_

For a period of fourteen (14) days: Beginning: 8/19/22  
Ending: 8/28/22

South Dakota Sales Tax Number: 88-1285978

Physical Street Address of Vending Location: 175 Sherman St

Contact Name and Phone Number of Property Owners: ~~Don Beck~~ 720-346-8738  
Don Beck

Complete Description of Goods and/or Services: Custom printed apparel

**I agree that any falsification, misstatements or omissions, including those related to location and goods to be sold, shall result in immediate revocation of this license and forfeiture of the right to operate within the City Limits of Deadwood. It is further understood that payment of applicable state and city sales tax is made a provision of this license.**

Applicant's signature: Sid Ziegler Date submitted: 7-12-22

Fee: \$ \_\_\_\_\_ Paid On \_\_\_\_\_ Receipt Number \_\_\_\_\_

PLANNING AND ZONING ADMINISTRATOR:			
Approved/P&Z Administrator:	Yes	No	Signature: _____ Date: _____
PLANNING AND ZONING COMMISSION:			
Approved/P&Z Commission:	Yes	No	Date: _____

Reason for Denial (if necessary): \_\_\_\_\_

(talked to Bob Nelson)

## REQUIREMENTS FOR TEMPORARY VENDING LICENSE

- Vendor Applications need to be filed **60 days prior** to start of event with: City of Deadwood Zoning Office, 108 Sherman Street, Deadwood, South Dakota 57732, Phone: (605) 578-2082, Fax: (605) 578-2084.
- Application must be accompanied by the appropriate fee and a copy of your temporary South Dakota Sales Tax License.
- The City of Deadwood Vending Fee is \$750.00 for outside vending and \$250.00 for vending inside an existing structure. A \$500.00 bond is required by the City of Deadwood.
- The City of Deadwood Vendor License Fee must be paid by cash, cashiers check or money order.
- The South Dakota Department of Revenue will accept checks for the bond on the temporary sales tax license. SD Department of Revenue phone number (605) 394-2332.
- Any signage for a temporary vendor must be reviewed by the City Building Inspector.
- The City of Deadwood accepts no responsibility for any agreement made between the vendor and property owner from whom the vendor is renting space.
- Failure to obtain a license as required by the City of Deadwood or any other violations may be punishable by the maximum fine and jail as prescribed for Class 2 misdemeanors under South Dakota law for each offense. Each day of operation without such a license or without compliance with the terms of this chapter shall be deemed a separate offense.

### **NOTE:**

***Your license(s) must be posted in a conspicuous spot so it can be easily seen by inspectors. Staff will be visiting vendor locations within the city limits. They are required to physically see your license(s) and make certain all inspection requirements are adhered to.***