



# Planning and Zoning Commission Meeting Agenda

Wednesday, April 21, 2021 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

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

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes**
  - a. Approval of April 7, 2021 Minutes
4. **Sign Review Committee**
  - a. Les Bellet - 417 Cliff Street - Install New Wall Sign
5. **Items from Staff**
6. **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 Meeting Minutes

Wednesday, April 07, 2021 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

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## 1. Call to Order

The meeting of the Deadwood Planning and Preservation Commission was called to order by Chairman Martinisko on Wednesday, April 7, 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 (Vice Chair) Bill Rich  
 Commissioner (Secretary) Josh Keehn  
 Commissioner Kevin Wagner

City Commissioner Charlie Struble

ABSENT

Commissioner Dave Bruce

STAFF PRESENT

Jeremy Russell, Planning and Zoning Administrator  
 Cindy Schneringer, Administrative Assistant

## 3. Approval of Minutes

a. Approval of March 17, 2021 Minutes

***It was moved by Commissioner Wagner and seconded by Commissioner Keehn to approve the March 17, 2021. Voting Yea: Martinisko, Rich, Keehn, Wagner***

## 4. Planning and Zoning Commission

a. Final plat approval for Transferring Land and Creating Property Lines - Darleen A. Hicks - Calamity Jane Area

Mr. Russell stated the purpose of this plat is to establish a new property line for the purpose of transferring land. This plat describes the area located off Calamity Lane. Legally described as Plat of Lots K1 and K2 being a portion of Tract H of the Subdivision of Probate Lot 327 and Lot 5 of Peck's Garden Subdivision Located in the NW1/4 of Section 27, T5N, R3E, B.H.M. Lawrence County, South Dakota. Ownership of this parcel is selling approximately half of the lot to Keith Ewy and will keep the remaining. To accomplish this, a property line has been created on the plat separating the two parcels. No issues as far as any of our zoning ordinances. ***It was moved by Commissioner Keehn and seconded by Commissioner***

**Wagner to approve the final Plat of Lots K1 and K2 being a portion of Tract H of the Subdivision of Probate Lot 327 and Lot 5 of Peck's Garden Subdivision Located in the NW1/4 of Section 27, T5N, R3E, B.H.M. Lawrence County, South Dakota. Voting Yea: Martinisko, Rich, Keehn, Wagner**

- b. Vendor Application - 555 Main Street - Michael Snyder - Leather Headquarters

Mr. Russell stated this application is for a temporary vending license. Michael Snyder with Leather Headquarters has been conducting business in Deadwood for ten years. Always sets up at 555 Main Street (Tin Lizzies) on the north side of Paddy O'Neil's. Last year he expanded outside. The year he is paying the full \$2,000 because he is extending his time and will be conducting business inside as well as the outside patio section. No issues ever. Application is always submitted early. He provides his tax number before conducting business in Deadwood. **It was moved by Commissioner Wagner and seconded by Commissioner Rich to approve the temporary vending application for Michael Snyder, Leather Headquarters, 555 Main Street. Voting Yea: Martinisko, Rich, Keehn, Wagner**

## 5. Items from Staff

Mr. Russell provided an update on vacation rentals.

## 6. Adjournment

**Motion made by Commissioner Wagner and seconded by Commissioner Keehn to adjourn the Regular Meeting of the Planning and Zoning Commission. Voting Yea: Martinisko, Rich, Keehn, Wagner**

There being no further business, the Planning and Zoning Commission adjourned at 5:12 p.m.

ATTEST:

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Chairman, Planning & Zoning Commission

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Secretary, Planning & Zoning Commission

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

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

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## SIGN PERMIT STAFF REPORT

Sign Review Commission

April 21, 2021

**Applicant:** Les Bellet

**Address:** 399 Cliff Street, Deadwood, SD 57732

**Site Address of Proposed Signage:** 417 Cliff Street (car wash)

### Computation of Sign Area

**Building Frontage:** 28 Feet

**Total Available Signage:** 56 Square Feet

**Existing Signage:** None

**Remaining Available Signage Area:** 56 Square Feet

**Proposed Sign Project:** Install new wall sign (32 Square Feet)

**Proposed Building Materials:** plastic sign board (see attached photograph)

**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 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 purchased this property and wishes to place this sign to advertise the car wash at 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 wall sign at 417 Cliff Street

OR

Motion to deny proposed sign permit application as submitted.



