



Planning and Zoning Commission Meeting Agenda

Wednesday, March 03, 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. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes**
 - a. [Approval of February 17, 2021 Minutes](#)
4. **Sign Review Committee**
 - a. [311 Cliff Street - Court French - Install New Wall Sign in Place of Existing Sign](#)
Action Required:
 - a. Recommend Approval/Denial by Sign Review Commission
6. **Items from Staff**
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 Meeting Minutes

Wednesday, February 17, 2021 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Roll Call

PRESENT

Commissioner (Chair) John Martinisko

Commissioner (Vice Chair) Bill Rich

Commissioner (Secretary) Josh Keehn

Commissioner Dave Bruce

Commissioner Kevin Wagner

City Commissioner Charlie Struble

Jeremy Russell, Planning and Zoning Administrator

Trent Mohr, Building Inspector

Bonny Anfinson, Program Coordinator

2. Call to Order

The meeting of the Deadwood Planning and Zoning Commission was called to order by Chairman John Martinisko on Wednesday, February 17, 2021 at 5:00 p.m. in the Deadwood City Hall Meeting Room, located at 102 Sherman Street, Deadwood, SD 57732.

3. Approval of Minutes

a. Approval of February 3, 2021 Minutes

It was moved by Commissioner Wagner and seconded by Commissioner Rich to approve the minutes of February 3, 2021. Voting Yea: Martinisko, Rich, Keehn, Wagner, Bruce

4. Sign Review Committee

Discussion was held on the city sign ordinance guidelines for neon signs in the core district. Signs are now being designed with new materials to replace neon with a neon alternative or neon replacement. The P&Z Commission recommended a change to the current sign ordinance and directed staff to investigate a possible ordinance amendment to incorporate the prohibition of neon alternative lighting. Mr. Russell and Mr. Mohr advised they would get recommendations from the Historic Preservation Commission and the City Commission and will provide an update as soon as possible.

a. 196 Cliff Street - Gold Run LLC (Super 8) - Install New Wall Sign

Mr. Mohr stated the applicant is requesting permission to install a new wall sign. The proposed sign area is outside of the historic district and outside the national historic landmark district. This sign will advertise the business. The proposed sign and its location are compliant with the sign ordinance and require no

variances. ***It was moved by Commissioner Wagner and seconded by Commissioner Rich to approve the installation of a new wall sign for Gold Run LLC (Super 8), 196 Cliff Street. Voting Yea: Martinisko, Rich, Keehn, Wagner, Bruce***

- b. 225 Cliff Street - Cliff Street, LLC (Comfort Inn) - Install Two New Signs in Place of Existing

Mr. Mohr stated the applicant is requesting permission to install two new signs to replace the existing signs. The sign permit location is outside the national historic landmark district. The signage is compliant with the sign ordinance and requires no variance. ***It was moved by Commissioner Keehn and seconded by Commissioner Bruce to approve the installation of two new signs in place of existing for Cliff Street, LLC (Comfort Inn), 225 Cliff Street. Voting Yea: Martinisko, Rich, Keehn, Wagner, Bruce***

- c. 620 Main Street - Elie Farhat (Deadwood Trading Post) - Install New Projecting Sign

Mr. Mohr stated the applicant is requesting permission to install a new projecting sign on the front of the building to advertise their business. The proposed sign is located inside the locally-designated historic district. The sign and its location are compliant with the sign ordinance and requires no variance. ***It was moved by Commissioner Wagner and seconded by Commissioner Keehn to approve the installation of a new projecting sign for Elie Farhat, Deadwood Trading Post, 620 Main Street. Voting Yea: Martinisko, Rich, Keehn, Wagner, Bruce***

5. 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.

Mr. Russell stated this meeting is to give an update on the Main Street Master Plan and it will be a Zoom meeting. This is not a mandatory meeting.

6. Adjournment

It was moved by Commissioner Bruce and seconded by Commissioner Keen to adjourn the meeting at 5:18 p.m. Voting Yea: Martinisko, Rich, Keehn, Wagner, Bruce

ATTEST:

Chairman, Planning & Zoning Commission

Bonny Anfinson, Planning & Zoning Office/Recording Secretary

Secretary, Planning & Zoning Commission

OFFICE OF
Planning & Zoning
 108 Sherman Street
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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
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SIGN PERMIT STAFF REPORT

Sign Review Commission

March 3, 2021

Applicant: Court French

Address: 311 Cliff St, Deadwood, SD 57732

Site Address of Proposed Signage: 311 Cliff Street (Hillside Apartments)

Computation of Sign Area

Building Frontage: 252 Feet

Total Available Signage: 504 Square Feet

Existing Signage: One Freestanding (29 Square feet)

Remaining Available Signage Area: 475 Square Feet

Proposed Sign Project: Install new wall sign (32 Square Feet) in place of existing sign

Proposed Building Materials: Metal with vinyl graphics (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 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.*

This is a continuation of the rebranding of this establishment as it changes from a motel to apartments.

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 311 Cliff Street

OR

Motion to deny proposed sign permit application as submitted

8' 1"

4'

The HILLSIDE Apartments

605.578.3045

Customer:	
Company:	
Address:	
City:	State/ZIP:
Phone:	
Fax:	

Job No.:	Date: 2/2/2021	
Order Date:	Salesperson:	
Sign Dimensions: 96.000in x 48.000in		Estimate:
Comments:		

