



# Planning and Zoning Commission Meeting Agenda

Wednesday, May 05, 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 21, 2021 Minutes
4. **Sign Review Committee**
  - a. 22 Van Buren - Carolyn Weber - Install New Freestanding Sign  
Action Required:
    - a. Recommend Approval/Denial by Sign Review Commission
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 21, 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 Martinisko on Wednesday, April 21, 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

ABSENT

Commissioner Dave Bruce

STAFF PRESENT:

Trent Mohr, Building Inspector  
 Bonny Anfinson, Program Coordinator

## 3. Approval of Minutes

a. Approval of April 7, 2021 Minutes

***It was moved by Commissioner Keehn and seconded by Commissioner Wagner to approve the April 7, 2021 minutes. Voting Yea: Martinisko, Rich, Keehn, Wagner***

## 4. Sign Review Committee

a. 417 Cliff Street – Les Bellet – Install New Wall Sign

Mr. Mohr stated the applicant has recently purchased the business and is requesting permission to install a new wall sign to advertise the car wash. The proposed sign and its location are compliant with the sign ordinance. ***It was moved by Commissioner Keehn and seconded by Commissioner Wagner to approve the new wall sign of the building located at 417 Cliff Street. Voting Yea: Martinisko, Rich, Keehn, Wagner***

## 5. Items from Staff

Mr. Mohr reported the Ordinance Change has gone through second reading by the City Commission, it will be published on April 22, 2021 and then adopted on May 12, 2021.

**6. Adjournment**

***It was moved by Commissioner Wagner and seconded by Commissioner Keehn to adjourn the Planning and Zoning Commission meeting at 5:03 p.m. Voting Yea: Martinisko, Rich, Keehn, Wagner***

ATTEST:

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Chairman, Planning & Zoning Commission

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Secretary, Planning & Zoning Commission

*Bonny Anfinson, Planning & Zoning Office/Recording Secretary*

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  
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## SIGN PERMIT STAFF REPORT

Sign Review Commission

May 5, 2021

**Applicant:** Carolyn Weber

**Address:** PO Box 252, Deadwood, SD 57732

**Site Address of Proposed Signage:** 22 Van Buren Ave (Adams House)

### Computation of Sign Area

**Building Frontage:** N/A

**Total Available Signage:** 10 Square Feet (see explanation below)

**Existing Signage:** One Freestanding (to be replaced)

**Remaining Available Signage Area:** 10 Square Feet

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

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

**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 wishes to replace the existing freestanding sign with a new freestanding sign of a different design in an area near the flag pole.

The height and area of this sign is governed by section 15.32.300 paragraph B as follows:

- B. *Commercial Uses (Whether Nonconforming, Use by Special Review, or Home Occupation) in Residential Zone. One nonilluminated or indirectly illuminated identification sign, not to exceed ten (10) square feet in area, shall be permitted for each building or use, whichever is less. If*

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*freestanding, such sign shall be located not less than five feet from any property line and shall not exceed five feet in height.*

The sign does require two variances. One for being larger than 10 square feet and another for being taller than 5 feet. Please see attached letter from applicant regarding a variance request.

### **Variances**

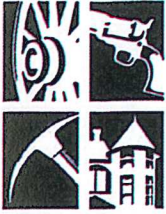
The sign permit application in review as proposed requires variances from the sign ordinance. Signage variances may be obtained if the sign review commission is able to find "*special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, distance or 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 freestanding sign at 22 Van Buren with variances

OR

Motion to deny proposed sign permit application as submitted.



# DEADWOOD HISTORY Inc.

Administrative Offices  
P.O. Box 252  
Deadwood, SD 57732  
605-722-4800

April 23, 2021

City of Deadwood  
Planning and Zoning Commission  
Sign Review Commission  
102 Sherman Street  
Deadwood, SD 57732

Dear Commission Members:

Deadwood History, Inc. (DHI) is asking the Sign Review Commission of the Planning and Zoning Commission for variances of signage requirements at the Adams House; specifically, the requirements that signs be limited to 10 square feet in area and five feet in height. These variances are necessary if the sign is to have an impact and visibility.

The sign that DHI would like to install at the Adams House measures 14 square feet in area and seven feet in height. The new sign will be placed on the lawn at the Adams House, situated between the small spruce tree and the flag pole. At this location, the sign will be visible to traffic coming from both the north and the south.

The purpose of the sign is to inform the public that the beautiful Adams House is a historic home that welcomes visitors to come inside, take a guided tour of the property, and learn about Deadwood's history in a unique environment. In order for the sign to achieve its intended purpose, it has to be visible.

The only visitor parking available at the Adams House is on Van Buren Street. When cars are parked there, a five foot high sign would be difficult to see. Today, the vehicles of choice, majority of the time, are SUVs and trucks. The height of these vehicles parked on Van Buren Street would greatly impede the visibility of a five foot sign. A seven foot sign would receive better visibility and exposure.

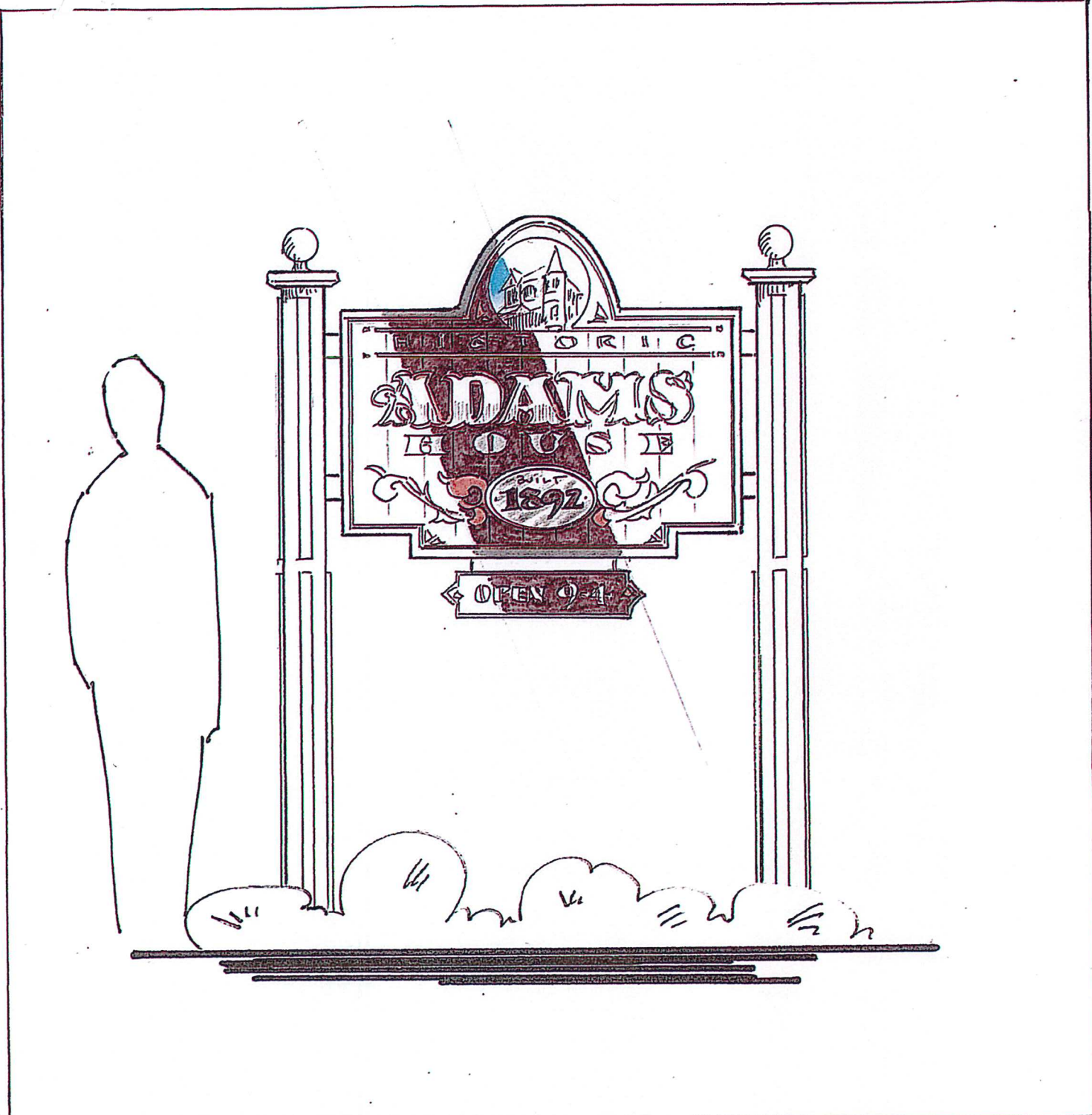
If these sign variances are approved, it would increase visitation at the Adams House, a jewel of Deadwood's history and an impressive example of historic preservation.

Thank you for your time and consideration of this request.

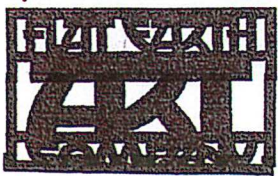
Best,

Carolyn Weber  
Executive Director





Designed exclusively for: <i>DEADWOOD HISTORY - CAROLYN</i>	Date: <i>1/25/17</i>
Address: <i>22 VAN BUREN ST.</i>	Phone: <i>122-4900</i>



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

50% DEPOSIT REQUIRED ON ALL WORK. BALANCE DUE ON COMPLETION.  
This design is the property of the designer, and may not be reproduced in any manner without written permission.

Project specs are as follows:

One double sided sign 42"h x 48"w of 1 1/2" thick High Density Urethane  
(Structure consists of two single sided 1 1/2" thick signs mounted back to back)  
Background sandblasted down, leaving raised letters and graphics  
Pictorial flat painted  
Copper leaf (with a UV clear coat) on border, on carved chamfered border of "ADAMS", horizontal graphic above and below "HISTORIC", finial post caps and filigrees.

Installed on painted 5x6 treated timbers in concrete  
Includes two double sided hanging signs for seasonal hours

Price: \$9240.00 installed (no tax if gov't)  
Terms: \$50% deposit/balance due on completion  
Production time: app. 8 weeks upon receipt of deposit







