



Planning and Zoning Commission Meeting Minutes

Wednesday, May 19, 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, May 19, 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) Josh Keehn
Commissioner Dave Bruce
Commissioner Kevin Wagner

ABSENT:

Commissioner (Vice Chair) Bill Rich

CITY COMMISSION PRESENT:

David R. Ruth Jr., Mayor
Charlie Mook Struble
Mike Johnson
Sharon Martinisko

STAFF PRESENT:

Jeremy Russell, Planning and Zoning Administrator
Trent Mohr, Building Inspector
Bonny Anfinson, Program Coordinator

3. Approval of Minutes

- a. Approval of May 5, 2021 Minutes

It was moved by Commissioner Wagner and seconded by Commissioner Keehn to approve the May 5, 2021 minutes. Voting Yea: Martinisko, Keehn, Bruce, Wagner

4. Sign Review Committee

- a. 677 Main Street - Lamar Feed & Grain, LLC - Install New Projecting Sign

Mr. Mohr stated the applicant is requesting permission to install a new projecting sign at 677 Main Street, Midnight Star. The sign will be located above the door that leads up stairs to where the business is located. The sign is compliant with the sign ordinance and requires no variances. ***It was moved by Commissioner Keehn and seconded by Commissioner Bruce to approve the sign permit for 677 Main Street. Voting Yea: Martinisko, Keehn, Bruce, Wagner***

5. Planning and Zoning Commission

- a. Conditional Use Permit - Rick & Chris Jordan - 768 Main Street
PART OF LOTS 46 & 47, BLOCK 23, ORIGINAL TOWNSITE, CITY OF DEADWOOD,
LAWRENCE COUNTY, SOUTH DAKOTA

Mr. Russell stated the applicant is applying for a CUP to operate a bed and breakfast at 768 Main Street legally known as Part of Lots 46 & 47, Block 23, Original Townsite, City of Deadwood, Lawrence County, South Dakota. The property is located on upper Main Street and is surrounded by different zoning classifications: Residential, Residential Multi-Family, Public Use, Commercial and Park Forest. The applicants intend to occupy the lower level as their residence and would comply with the stipulation of being owner occupied. In this instance there are bed and breakfasts within the two hundred feet required buffers. The applicant's home sits in between four legal operating bed and breakfast establishment's owned by Shirlene Joseph. The Planning and Zoning Commission may waive the distance limitation if the structure is listed on the National Register of Historic Places or eligible for individual listing on the register. This property is located on the register. Deadwood City Ordinance also requires one off street parking space which the applicant does not have. The applicants have leased two private parking areas nearby for compliance. ***It was moved by Commissioner Wagner and seconded by Commissioner Bruce to approve the Conditional Use Permit for 768 Main Street, legally described as Part of Lots 46 & 47, Block 23, Original Townsite, City of Deadwood, Lawrence County, South Dakota with staff recommendations for stipulations 1 - 8. Voting Yea: Martinisko, Keehn, Bruce, Wagner***

- b. Final Plat - Darleen Hicks - Calamity Lane Area

PLAT OF LOTS K1R AND K2R BEING A PORTION OF TRACT H OF THE SUBDIVISION OF PROBATE LOT 327, LOT 1 OF THE MURRAY SUBDIVISION OF PROBATE LOT 327, A PORTION OF LOT 5 OF PECK'S GARDEN SUBDIVISION AND A PROTION OF SCHOOL LOT 16, LOCATED IN THE NE1/4 OF SECTION 27, T5N, R3E, B.H.M. CITY OF DEADWOOD LAWRENCE COUNTY, SOUTH DAKOTA, FORMERLY LOTS K1 AND K2

Mr. Russell stated the applicant is submitting a final plat to establish a new property line for the purpose of transferring land. This property is legally described as Plat of Lots K1R and K2R being a portion of Tract H of the Subdivision of Probate Lot 327, Lot 1 of the Murray Subdivision of Probate Lot 327, a Portion of Lot 5 of Peck's Garden Subdivision and a Portion of School Lot 16, located in the NE1/4 of Section 27, T5N, R3E, B.H.M. City of Deadwood, Lawrence County, South Dakota, formerly Lots K1 and K2. The proposed plat does not require a variance and is compliant with all City of Deadwood zoning ordinances. ***It was moved by Commissioner Keehn and seconded by Commissioner Wagner to approve the final plat for the property legally described as Plat of Lots K1R and K2R being a portion of Tract H of the Subdivision of Probate Lot 327, Lot 1 of the Murray Subdivision of Probate Lot 327, a Portion of Lot 5 of Peck's Garden Subdivision and a Portion of School Lot 16, located in the NE1/4 of Section 27, T5N, R3E, B.H.M. City of Deadwood, Lawrence County,***

South Dakota, formerly Lots K1 and K2. Voting Yea: Martinisko, Keehn, Bruce, Wagner

Commissioner Martinisko adjourned the Planning and Zoning Meeting.

Mayor, David R. Ruth Jr. called the Board of Adjustments meeting to order.

- a. Conditional Use Permit - Rick & Chris Jordan - 768 Main Street

PART OF LOTS 46 & 47, BLOCK 23, ORIGINAL TOWNSITE, CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

It was moved by City Commissioner Martinisko and seconded by City Commissioner Mook Struble to approve the Conditional Use Permit for 768 Main Street, legally described as Part of Lots 46 & 47, Block 23, Original Townsite, City of Deadwood, Lawrence County, South Dakota with staff recommendations for stipulations 1 - 8. Voting Yea: Martinisko, Johnson, Mook Struble, Ruth

- b. Final Plat - Darleen Hicks - Calamity Lane Area

PLAT OF LOTS K1R AND K2R BEING A PORTION OF TRACT H OF THE SUBDIVISION OF PROBATE LOT 327, LOT 1 OF THE MURRAY SUBDIVISION OF PROBATE LOT 327, A PORTION OF LOT 5 OF PECK'S GARDEN SUBDIVISION AND A PROTION OF SCHOOL LOT 16, LOCATED IN THE NE1/4 OF SECTION 27, T5N, R3E, B.H.M. CITY OF DEADWOOD LAWRENCE COUNTY, SOUTH DAKOTA, FORMERLY LOTS K1 AND K2.

It was moved by City Commissioner Martinisko and seconded by City Commission Mook Struble to approve the final plat for the property legally described as Plat of Lots K1R and K2R being a portion of Tract H of the Subdivision of Probate Lot 327, Lot 1 of the Murray Subdivision of Probate Lot 327, a Portion of Lot 5 of Peck's Garden Subdivision and a Portion of School Lot 16, located in the NE1/4 of Section 27, T5N, R3E, B.H.M. City of Deadwood, Lawrence County, South Dakota, formerly Lots K1 and K2. Voting Yea: Martinisko, Johnson, Mook Struble, Ruth

It was moved by City Commissioner Johnson and seconded by City Commissioner Martinisko to adjourn the Board of Adjustments meeting.

Commissioner Martinisko reconvened the Planning and Zoning Commission meeting.

6. Items from Staff

There were no items from staff.

7. Adjournment

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

There being not further business, the Planning and Zoning Commission adjourned at 5:16 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Bonny Anfinson, Planning & Zoning Office/Recording Secretary

Secretary, Planning & Zoning Commission