



Planning and Zoning Commission Meeting Minutes

Wednesday, September 02, 2026 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call to Order

2. Roll Call

PRESENT

Commissioner (Chair) John Martinisko

Commissioner (Vice-Chair) Josh Keehn

Commissioner (Secretary) Dave Bruce

Commissioner Ken Owens

City Commissioner Charles Eagleson

ABSENT

Commissioner Jim Williams

STAFF PRESENT

Kevin Kuchenbecker – Planning, Zoning and Historic Preservation Officer

Trent Mohr – Building Official

Leah Blue-Jones – Zoning Coordinator

3. Approval of Minutes

- a. Approve the minutes of the August 19, 2026, Planning and Zoning Commission Meeting.

It was moved by Commissioner Keehn and seconded by Commissioner Bruce to approve the minutes of the August 19, 2026, Planning and Zoning Commission Meeting. Voting yea: Martinisko, Keehn, Bruce, Owens.

4. Sign Review Commission

- a. Application for Sign Permit - 51 Sherman Street (The Landmark). Applicant Is requesting a new projecting sign. The proposed sign and its location are compliant with the sign ordinance.

Actions:

1. Approve/deny request for Sign Permit

Mr. Mohr discussed Application for Sign Permit - 51 Sherman Street (The Landmark) and reviewed the Staff Report.

It was moved by Commissioner Bruce and seconded by Commissioner Owens to approve Application for Sign Permit - 51 Sherman Street (The Landmark). Voting yea: Martinisko, Keehn, Bruce, Owens.

5. Planning and Zoning Commission

- a. Annual Review - Conditional Use Permit for Vacation Home Establishment – 819 Main Street – Deadwood Rentals - Main, legally described as Lot 12 in Block A of Sunnyside Addition to the City of Deadwood as set out in Plat Book 3 Page 251, Lawrence County, South Dakota, except that part deeded to the State of South Dakota for highway purposes as set out in Book 372 Page 58 and Page 168.

And

Tract A-1 in Block A, a replat of Tracts "A" and "B" of the subdivision of Lot 13, Block A of Sunnyside Addition, located in the NW 1/4 NE 1/4 of Section 27, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota, according to Plat filed in Document No. 2001-4003.

Action Required:

1. Approval/Denial of continued use by Planning and Zoning Commission

Mr. Kuchenbecker introduced Annual Review - Conditional Use Permit for Vacation Home Establishment – 819 Main Street – Deadwood Rentals - Main and reviewed the Staff Report.

It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve Annual Review - Conditional Use Permit for Vacation Home Establishment – 819 Main Street – Deadwood Rentals - Main with nine (9) conditions. Voting yea: Martinisko, Keehn, Bruce, Owens.

- b. Annual Review - Conditional Use Permit for Vacation Home Establishment – 36 Water Street – Deadwood Rentals - Creekside, legally described as Tract A, an 8' platted alley and a portion of Lot R-1 of the City of Deadwood railroad property all located in the Hillsdale Addition to the City of Deadwood, in the NW 1/4 of Section 26, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

And

Tract B-1, McGovern Hill Addition of the City of Deadwood, located in the NW 1/4 NW 1/4 of Section 26 T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

Action Required:

1. Approval/Denial of continued use by Planning and Zoning Commission

Mr. Kuchenbecker discussed Annual Review - Conditional Use Permit for Vacation Home Establishment – 36 Water Street – Deadwood Rentals - Creekside and reviewed the Staff Report.

It was moved by Commissioner Bruce and seconded by Commissioner Keehn to approve Annual Review - Conditional Use Permit for Vacation Home Establishment – 36 Water Street – Deadwood Rentals - Creekside with nine (9) conditions. Voting yea: Martinisko, Keehn, Bruce, Owens.

- c. Annual Review - Conditional Use Permit - 138 Sherman Street - Laundromat legally described as Lot Twenty-Two (22) in Block Forty (40), Original Town of the City of Deadwood, Lawrence County, South Dakota, according to the P.L. Rogers Map of said City of Deadwood.

Actions:

1. Approve/Deny Continued Use of Laundromat

Mr. Kuchenbecker discussed Annual Review - Conditional Use Permit - 138 Sherman Street - Laundromat and reviewed the Staff Report. This business has not yet opened to the public, and as a result all originally required conditions have yet to be met.

It was moved by Commissioner Keehn and seconded by Commissioner Bruce to approve Annual Review - Conditional Use Permit - 138 Sherman Street - Laundromat with seven (7) conditions and a requirement for further review in six (6) months. Voting yea: Martinisko, Keehn, Bruce, Owens.

- d. Request for Variance - 37 Lincoln Avenue legally described as The East twenty feet (20') of Lot Three (3) and all of Lot Four (4), Block 43, Deadwood, as shown on P.L. Rogers Map of the City of Deadwood, Lawrence County, South Dakota.

Action Required:

1. Public Hearing

2. Approval/Denial by Deadwood Planning and Zoning Commission

Mr. Kuchenbecker introduced Request for Variance - 37 Lincoln Avenue and reviewed the Staff Report. The applicant is requesting a variance to permit a garage to be built within 1.5 feet of the rear property line. If approved, staff suggest the following three (3) conditions also be met:

1. Any changes or alterations to the plan submitted subject to Project Approval by the Historic Preservation Commission prior to the start of the project.
2. Obtain building permit and complete required inspections.
3. Enter into easement agreement with the City of Deadwood for improvements made within the right-of-way.

Commissioner Martinisko remarked that the neighboring garage also extends to the property line. Mr. Kuchenbecker responded that the neighboring garage, in fact, extends past the property line and into the right-of-way.

Jason Phillips, Engineer for Interstate Engineering, introduced himself to the Commission. Mr. Phillips explained the garage would be built as a box culvert and would provide structural support for the side yards. The walls of the garage will be twelve (12) inches thick. A retaining wall would then extend from the back end of the garage and wrap around the hill located in the right-of-way, providing support for the hill.

Mr. Garrett Jenkord, Structural Engineer for Interstate Engineering, introduced himself to the Commission. Mr. Jenkord discussed structural components of the garage.

Mr. Phillips discussed the property owners desire to bury utilities behind the property and further discussed the encroachment of the retaining wall into the right-of-way.

Mr. Adrian Newkirk, neighboring property owner, introduced himself to the Commission. Mr. Newkirk expressed concern that the retaining wall at the rear of the property would be located on his property. Mr. Phillips explained a recently completed survey shows the retaining wall will be on city property and not on Mr. Newkirk's property. Mr. Newkirk commented that he is in favor of the proposed construction.

Ms. Felicia Renard, neighboring property owner, introduced herself to the Commission. Ms. Renard stated she is in favor of the project next door.

Ms. Teri Bruce, neighboring property owner, introduced herself to the Commission. Ms. Bruce also expressed her support of the project.

It was moved by Commissioner Bruce and seconded by Commissioner Keehn to approve Request for Variance - 37 Lincoln Avenue with three (3) conditions. Voting yea: Martinisko, Keehn, Bruce, Owens.

6. Items from Citizens not on Agenda

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

7. Items from Staff

Mr. Kuchenbecker discussed the budget, discussions of development of Burnham Avenue, the completion of 85 Charles Street renovations, the Crescent Street project, the Community Picnic, and the moving of historic resources from Main Street to Charles Street.

Commissioner Eagleson discussed the Farmers Market.

Commissioner Bruce discussed weeds and upkeep along the trails.

8. Adjournment

It was moved by Commissioner Owens and seconded by Commissioner Keehn to adjourn the Planning and Zoning Commission Meeting. Voting yea: Martinisko, Keehn, Bruce, Owens.

There being no further business, the Planning and Zoning Commission adjourned at 4:40 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Minutes by Leah Blue-Jones, Zoning Coordinator