



Planning and Zoning Commission Regular Meeting Minutes

Wednesday, January 07, 2026 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call to Order

The Planning and Zoning Commission Meeting was called to order by Chairman Martinisko on Wednesday, January 7, 2026, at 4:00 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) Josh Keehn
Commissioner (Secretary) Dave Bruce
Commissioner Ken Owens
Commissioner Jim Williams

City Commissioner Charles Eagleson

STAFF PRESENT

Kevin Kuchenbecker – Planning, Zoning and Historic Preservation Officer
Leah Blue-Jones – Zoning Coordinator

3. Approval of Minutes

- a. Approve the minutes of the December 17, 2025 Planning and Zoning Commission Meeting.

It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve the minutes of the December 17, 2025, Planning and Zoning Commission Meeting. Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

4. Sign Review Commission

- a. Application for Sign Permit - 470 Main Street - Brandi Guttery. Applicant is requesting permission to install one (1) new wall sign. Proposed location is compliant with ordinance. Proposed sign will require a variance due to its size.

Actions:

1. Approve/deny request for Sign Permit

Ms. Blue-Jones introduced Application for Sign Permit - 470 Main Street - Brandi Guttery and reviewed the Staff Report.

Ms. Brandi Guttery introduced herself to the Commission and explained the storefront and sign are set back from the road, and she would like a larger sign so it can be seen by potential customers.

It was moved by Commissioner Williams and seconded by Commissioner Bruce to approve Application for Sign Permit - 470 Main Street - Brandi Guttery. Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

5. Planning and Zoning Commission

- a. Application for Plat - Lot AB-1, Block 11 - City of Deadwood legally described as Lot AB-1 of Block 11 O.T. Deadwood; formerly a portion of Public Right-Of-Way in Block 11, City of Deadwood, Lawrence County, South Dakota.

Action Required:

1. Approval/Denial by the Deadwood Planning and Zoning Commission

Mr. Kuchenbecker introduced Application for Plat - Lot AB-1, Block 11 - City of Deadwood and reviewed the Staff Report.

It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve Application for Plat - Lot AB-1, Block 11 - City of Deadwood. Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

- b. Annual Review - Conditional Use Permit for Specialty Resort – 57 Sherman Street (Sportsbook Deadwood LLC) legally described as Landmark Tract of the City of Deadwood, formerly Lot 13, Lot 15, Lot 17, Lot 19, Lot 21, Lot 23, Lot 25, Lot 26, Lot 27 and the vacated alley between Lot 23 and Lot 25 all in Block 30 of the City of Deadwood according to the P.L. Rogers Map of the City of Deadwood; less and except Tract 1 of Miller Street Subdivision according to Plat Document #2012-05646, and less and except Wild Bill Lot according to Plat Document #2012-03484, all located in the SW 1/4 of Section 23, Township 5 North, Range 3 East of the Black Hills Meridian, City of Deadwood, Lawrence County, South Dakota. [Item continued from December 17, 2025]

Action Required:

1. Public Hearing

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

Mr. Kuchenbecker introduced Annual Review - Conditional Use Permit for Specialty Resort – 57 Sherman Street (Sportsbook Deadwood LLC) and discussed the Staff Report.

Mr. Gerard Keating, Managing Partner of the property, introduced himself to the Commission. This Specialty Resort has one (1) bedroom. Mr. Keating discussed current and future renovations and plans for the building.

It was moved by Commissioner Bruce and seconded by Commissioner Owens to approve Annual Review - Conditional Use Permit for Specialty Resort – 57 Sherman Street (Sportsbook Deadwood LLC) with nine (9) conditions. Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

- c. Annual Review - Conditional Use Permit for Specialty Resort – 65 Sherman Street (Sportsbook Deadwood LLC) legally described as Lots 9 and 11 and the northeast twenty-four (24) feet of Lot 7, Block 30, Original Town of the City of Deadwood, Lawrence County, South Dakota. [Item continued from December 17, 2025]

Action Required:

1. Public Hearing

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

Mr. Kuchenbecker introduced Annual Review - Conditional Use Permit for Specialty Resort – 65 Sherman Street (Sportsbook Deadwood LLC) and reviewed the Staff Report.

Mr. Keating described the layout of the Specialty Resort and explained that there has been little rental demand for such a space even though the location is available for rent if

requested. Commissioner Bruce asked if the rooms are advertised as available. Mr. Keating responded the rooms have not yet been advertised but will be once the space has been reworked. Mr. Keating went on to discuss future plans with the building.

It was moved by Commissioner Bruce and seconded by Commissioner Williams to approve Annual Review - Conditional Use Permit for Specialty Resort – 65 Sherman Street (Sportsbook Deadwood LLC) with nine (9) conditions. Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

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 Tourism Conference scheduled for the week of January 19.

The mayor will present her first State of the City address on Monday, January 12.

The first Mayor's Roundtable will occur Thursday, January 8. A variety of community leaders are expected to attend.

Quotes will be solicited soon for a trail between the Bunkhouse and the Lodge.

Bids are being accepted for new lights at the Event Complex as well as the Mt. Moriah restoration project.

Beautification fencing projects will begin soon.

A bill modifying the formula for gaming revenues will be presented at the Legislative Session.

Both Governor Rhoden and Senator Deibert have pre-legislative meetings over the next few days.

Deadwood 150th event planning is underway. The events will include a Chuck Wagon cookoff and vintage Base Ball games.

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, Williams.

There being no further business, the Planning and Zoning Commission adjourned at 4:24 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Minutes by Leah Blue-Jones, Zoning Coordinator