



Planning and Zoning Commission Regular Meeting Minutes

Wednesday, November 19, 2025 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, November 19, 2025, 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 Ken Owens

Commissioner Jim Williams

City Commissioner Blake Joseph

ABSENT

Commissioner (Secretary) Dave Bruce

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 November 5, 2025, Planning and Zoning Commission Meeting.

It was moved by Commissioner Owens and seconded by Commissioner Williams to approve the minutes of the November 5, 2025 Planning and Zoning Commission Meeting. Voting yea: Martinisko, Keehn, Owens, Williams.

4. Sign Review Commission

- a. Application for Sign Permit - 71 Charles Street - Tyler Bertsch. Applicant is requesting permission to install one (1) new wall sign. Proposed wall sign is compliant with ordinance.

Actions:

1. Approve/deny request for Sign Permit

Mr. Mohr discussed Application for Sign Permit - 71 Charles Street - Tyler Bertsch and reviewed the Staff Report.

It was moved by Commissioner Williams and seconded by Commissioner Owens to approve Application for Sign Permit - 71 Charles Street - Tyler Bertsch. Voting yea: Martinisko, Keehn, Owens, Williams.

5. Planning and Zoning Commission

- a. Application for Conditional Use Permit - 388 Main Street - Vacation Home Establishment (Optima LLC) legally described as The North 1/2 of Lot 13 and all of Lot 14 in Block 3, Fountain City Addition to the City of Deadwood.

Actions:

1. Public Hearing
2. Approve/Deny Application for Conditional Use Permit

Mr. Kuchenbecker introduced Application for Conditional Use Permit - 388 Main Street - Vacation Home Establishment (Optima LLC) and discussed the Staff Report.

It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve Application for Conditional Use Permit - 388 Main Street - Vacation Home Establishment (Optima LLC) with nine (9) conditions. Voting yea: Martinsko, Keehn, Owens, Williams.

- b. Application for Conditional Use Permit - 308 Main Street - Vacation Home Establishment (Optima LLC) legally described as Lot 1A, 2, 3 and the North 17 feet of Lot 4, Block A of the Noble's Addition to the City of Deadwood, NE 1/4 of Section 23, T5N, R3E, B.H.M., Lawrence County, South Dakota.

Actions:

1. Public Hearing
2. Approve/Deny Application for Conditional Use Permit

Mr. Kuchenbecker discussed Application for Conditional Use Permit - 308 Main Street - Vacation Home Establishment (Optima LLC) and reviewed the Staff Report.

Ms. Terry Ward, General Manager of First Gold Gaming Resort introduced herself to the Commission. Ms. Ward inquired about guest parking at the proposed location. Mr. Caleb Arceneaux, representative for Optima LLC, responded that all parking would be off street and located at the property.

Ms. Ward asked if historic preservation guidelines would need to be followed during the restoration of the property. Mr. Kuchenbecker responded in the affirmative.

It was moved by Commissioner Owens and seconded by Commissioner Williams to approve Application for Conditional Use Permit - 308 Main Street - Vacation Home Establishment (Optima LLC) with nine (9) conditions. Voting yea: Martinisko, Keehn, Owens, Williams.

- c. Approve/Deny Finding of Facts and Conclusion - Petition for Deannexation, Boot Hills Estates legally described as Buena Vista Tract, being a portion of M.S. 343, M.S. 681, M.S. 685, M.S. 686, M.S. 788, M.S. 840, M.S. 920, M.S. 1208, and Lot R7 of M.S. 840, located in Sections 23 and 24, T5N, R3E, B.H.M., containing portions within and outside the City of Deadwood, Lawrence County, South Dakota.

Mr. Kuchenbecker reviewed Finding of Facts and Conclusion - Petition for Deannexation, Boot Hills Estates and reviewed the reasons for the denial of the Petition.

It was moved by Commissioner Owens and seconded by Commissioner Keehn to approve Finding of Facts and Conclusion - Petition for Deannexation, Boot Hills Estates. Voting yea: Martinisko, Keehn, 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 Stage Run development. Infrastructure along Mystery Wagon Road and Bavarian Lode Drive is expected to be dedicated to the city shortly.

A developer is interested in placing townhomes at the top of Burnham Avenue which could result in a small extension of that road.

The 63 unit apartment building at the Ridge development now has water and sewer. Apartments should be available for rent in the near future once a Certificate of Occupancy has been issued.

Planning and Zoning staff attended the South Dakota Planners Association meeting. The annual conference in 2027 will be held in Deadwood.

The Deadwood 150th committee continues to work diligently on celebrations throughout 2026 to celebrate Deadwood's sesquicentennial.

The Beautification and Design Committee is actively working to enhance the community. A project to install fencing along the parking lots that border Sherman Street and Highway 14A will soon begin as part of a beautification initiative.

A visit to Pierre was made to discuss the gaming formula with legislators.

All FEMA documentation has been submitted in an effort to obtain reimbursement.

A Community Access Grant has been applied for with the Department of Transportation for the Event Center.

Ms. Blue-Jones discussed the annual Safety Conference.

Mr. Mohr discussed the water redundancy line project.

8. Adjournment

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

There being no further business, the Planning and Zoning Commission adjourned at 4:20 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Minutes by Leah Blue-Jones, Zoning Coordinator