



Planning and Zoning Commission Meeting Minutes

Wednesday, August 05, 2026 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call to Order

The Planning and Zoning Meeting was called to order by Chairman Martinisko on Wednesday, August 5, 2026, at 4:00 p.m. in the Deadwood Century Room located at 108 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
Trent Mohr – Building Official
Leah Blue-Jones – Zoning Coordinator

3. Approval of Minutes

- a. Approve the minutes of the July 15, 2026, Planning and Zoning Commission Meeting.
It was moved by Commissioner Keehn and seconded by Commissioner Williams to approve the minutes of the July 15, 2026, Planning and Zoning Commission Meeting.

4. Sign Review Commission

- a. Application for Portable Sign for 715 Main Street (Deadwood Tobacco Company).

Action Required:

Approve/Deny Portable Sign

Ms. Blue-Jones discussed Application for Portable Sign for 715 Main Street.

It was moved by Commissioner Bruce and seconded by Commissioner Owens to approve Application for Portable Sign for 715 Main Street. Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

- b. Application for Portable Sign for 709 Main Street (Silverado Franklin).

Action Required:

Approve/Deny Portable Sign

Ms. Blue-Jones discussed Application for Portable Sign for 709 Main Street.

It was moved by Commissioner Owens and seconded by Commissioner Williams to approve Application for Portable Sign for 709 Main Street. Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

- c. Application for Portable Sign for 798 Main Street (Silverado Franklin).

Action Required:

Approve/Deny Portable Sign

Ms. Blue-Jones discussed Application for Portable Sign for 798 Main Street.

It was moved by Commissioner Williams and seconded by Commissioner Bruce to approve Application for Portable Sign for 709 Main Street. Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

- d. Application for Sign Permit - 616 Main Street (Sick Boy Motorcycles). Applicant Is requesting a new projecting sign be placed above existing business sign. This sign will replace a prior sign that fell from its location. The proposed location will require two (2) variances from the ordinance.

Actions:

1. Approve/deny request for Sign Permit

Ms. Blue-Jones discussed Sign Permit - 616 Main Street (Sick Boy Motorcycles) and reviewed the Staff Report. Two (2) variances will be required to accommodate the location of the sign.

Mr. Mohr explained the original sign for the Green Door Brothel received landmark status, however, the bricks that the sign were attached to failed and the sign fell. Because this replacement sign is not the original, a Sign Permit is required.

Discussion occurred about the history of the brothels that were once located at 616 Main Street and neighboring buildings.

It was moved by Commissioner Williams and seconded by Commissioner Owens to approve Sign Permit - 616 Main Street (Sick Boy Motorcycles). Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

- e. Application for Sign Permit - 735 Main Street (Black Hills Real Estate). Applicant Is requesting a new wall sign be placed on the side of the building. This sign will be placed in a location where a previous sign once was. The proposed location will require a variance from the ordinance.

Actions:

1. Approve/deny request for Sign Permit

Ms. Blue-Jones introduced Application for Sign Permit - 735 Main Street (Black Hills Real Estate) and reviewed the Staff Report. The sign requires a variance due to the sign promoting off premises business.

Mr. Lee Thompson, business owner, introduced himself to the Commission. Mr. Thompson explained that much of his business is received from foot traffic and the

sign would assist with that. In addition, it would help him sell lots in Deer Mountain Village, which is the development being promoted on the sign.

Mr. Mohr stated an additional variance would be needed due to the fact the proposed sign would not be displayed on the front facade of the building.

Commissioner Martinisko explained that to grant a variance, a hardship or special circumstance is required. Mr. Thompson stated that the slow real estate market is a hardship.

Mr. Mohr reviewed the definition of a special circumstance which includes conditions such as topography, vegetation or other conditions that would effectively diminish the effectiveness of a sign and must apply to the particular type of business being promoted and do not apply to general business. Commissioner Martinisko stated he failed to see how a special circumstance applied in this instance.

Commissioner Keehn asked if advertising for Deer Mountain Village could be done in the windows of the building so a variance would not be required. Mr. Thompson stated he did not believe a window display would have the same effect.

Commissioner Williams expressed concern that making an exception to something prohibited by ordinance, such as off premise advertising, could set a precedent with other businesses expecting the same.

Commissioner Martinisko suggested a portable outdoor sign could be utilized to promote the off premise lots. Mr. Kuchenbecker confirmed such a use of a portable sign would be permitted.

It was moved by Commissioner Bruce and seconded by Commissioner Keehn to deny Application for Sign Permit - 735 Main Street (Black Hills Real Estate). Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

5. Planning and Zoning Commission

- a. Annual Review - Conditional Use Permit for Vacation Home Establishment – 64 Cliff Street – Owson Properties LLC, legally described as Lot X2 of Riverside Addition City of Deadwood, Lawrence County, South Dakota, formerly Lot X of Riverside Addition located in the NE 1/4 of Section 27, T5N, R3E, B.H.M.

Action Required:

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

Ms. Blue-Jones discussed Annual Review - Conditional Use Permit for Vacation Home Establishment – 64 Cliff Street – Owson Properties LLC 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 – 64 Cliff Street – Owson Properties LLC with nine (9) conditions. Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

- b. Findings of Fact and Conclusion - 604 Main Street (Nugget Quarters) legally described as Lots 26 and 26A being a portion of Block 15, O.T., City of Deadwood, located in the SW 1/4 of Section 23, T5N, R3E, B.H.M., Lawrence County, South Dakota.

Mr. Kuchenbecker reviewed Findings of Fact and Conclusion - 604 Main Street (Nugget Quarters).

It was moved by Commissioner Williams and seconded by Commissioner Owens to accept Findings of Fact and Conclusion - 604 Main Street (Nugget Quarters). 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 foundations and retaining walls being created and/or repaired around town.

The Days of 76 Rodeo was a success.

The request to replat the lots along Peck Street has been withdrawn.

8. Adjournment

It was moved by Commissioner Owens and seconded by Commissioner Bruce 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 4:35 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Vice-Chair, Planning & Zoning Commission

Minutes by Leah Blue-Jones, Zoning Coordinator