



# Planning and Zoning Commission Regular Meeting Minutes

Wednesday, January 17, 2024, at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

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## 1. Call to Order

The meeting of the Deadwood Planning and Zoning Commission was called to order by Chairman Martinisko on Wednesday, January 17, 2024, 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

### ABSENT

Commissioner (Secretary) Dave Bruce  
Commissioner Charles Eagleson

### STAFF PRESENT

Trent Mohr, Building Inspector  
Leah Blue-Jones, Zoning Coordinator  
Amy Greba, Administrative Assistant

## 3. Approval of Minutes

- a. Approval of the January 3, 2024, Minutes

***It was moved by Commissioner Owens and seconded by Commissioner Keehn to approve the January 3, 2024 minutes. Voting Yea: Martinisko, Keehn, Owens***

## 4. Sign Review Commission

- a. Deadwood Outfitters - 653 Main Street - Install new sign

Mr. Mohr stated the sign permit application is a single application for 2 signs for a new business that will open in the spring. Proposed signs and locations are compliant with the sign ordinance and require no variances. Applicant is present at the meeting and is available to answer any questions.

***It was moved by Commissioner Owens and seconded by Commissioner Keehn to approve permit for two new signs at 653 Main Street. Voting Yea: Martinisko, Owens, Keehn.***

## 5. Planning and Zoning Commission

- a. Act as Planning and Zoning Commission to approve/deny Findings of Fact and Conclusion - Conditional Use Permit - Bed and Breakfast Establishment - 388 & 390 Main Street - Nugget Saloon LLC (Wayne Morris) legally described as Lot Twelve (12) and the South Half of Lot Thirteen (13), Both Lots in Block Three (3) in the Fountain City Addition to the City of Deadwood, Together with all Improvements Thereon and Appurtenances Thereunto Belonging, Subject to Covenants, Restrictions and Reservations of Record.

Ms. Blue-Jones shared Findings of Fact and Conclusion - Conditional Use Permit - Bed and Breakfast Establishment - 388 & 390 Main Street - Nugget Saloon LLC (Wayne Morris) legally described as Lot Twelve (12) and the South Half of Lot Thirteen (13), Both Lots in Block Three (3) in the Fountain City Addition to the City of Deadwood, Together with all Improvements Thereon and Appurtenances Thereunto Belonging, Subject to Covenants, Restrictions and Reservations of Record.

***It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve the Findings of Fact and Conclusion for the Conditional Use Permit – Bed and Breakfast Establishment for Nugget Saloon, LLC (Wayne Morris) at 388 & 390 Main Street, Deadwood, Lawrence County, South Dakota. Voting Yea: Owens, Martinisko, Keehn.***

- b. Act as Planning and Zoning Commission to approve/deny Findings of Fact and Conclusion - Conditional Use Permit - Vacation Home Establishment - 606 1/2 Main Street - Nugget Saloon LLC (Wayne Morris) legally described as Lot 24, in Block 15 of the Original Townsite of the City of Deadwood, Lawrence County, South Dakota, According to the P.L. Rogers Map Except a Portion of Land Along the Southerly Side of Lot 24, Block 15 Being 8 Inches in Width Fronting on Main and Back of Even Width 100' as Set Forth in Deed and Recorded in Book 162 Page 243.

Ms. Blue-Jones shared Findings of Fact and Conclusion - Conditional Use Permit - Vacation Home Establishment - 606 1/2 Main Street - Nugget Saloon LLC (Wayne Morris) legally described as Lot 24, in Block 15 of the Original Townsite of the City of Deadwood, Lawrence County, South Dakota, According to the P.L. Rogers Map Except a Portion of Land Along the Southerly Side of Lot 24, Block 15 Being 8 Inches in Width Fronting on Main and Back of Even Width 100' as Set Forth in Deed and Recorded in Book 162 Page 243.

***It was moved by Commissioner Owens and seconded by Commissioner Keehn to approve the Findings of Fact and Conclusion for the Conditional Use Permit – Vacation Home Establishment for Nugget Saloon, LLC (Wayne Morris) at 606 1/2 Main Street, Deadwood, Lawrence County, South Dakota. Voting Yea: Owens, Martinisko, Keehn***

- c. Consider formal request to surrender and remove Conditional Use Permit for the development of condominiums in the C – Commercial District at 51, 53, 55 Sherman Street previously approved by the Deadwood Planning and Zoning Commission on Wednesday, September 21, 2022 and the Deadwood Board of Adjustment on October 3, 2022.

Ms. Blue-Jones shared the formal request to surrender and remove Conditional Use Permit for the development of condominiums in the C – Commercial District at 51, 53, 55 Sherman Street previously approved by the Deadwood Planning and Zoning Commission on Wednesday, September 21, 2022 and the Deadwood Board of Adjustment on October 3, 2022. Ms. Blue-Jones stated the applicant has changed plans and will no longer be developing condominiums on the upper floors of the building and instead will be utilizing it as a hotel space. Applicant emailed the P&Z staff requesting a surrender of the Conditional Use Permit.

***It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve the request to surrender and remove Conditional Use Permit for the development of condominiums in the C-Commercial District at 51, 53, 55 Sherman Street previously approved by the Deadwood Planning and Zoning Commission and the Deadwood Board of Adjustment. Voting Yea: Owens, Martinisko, Keehn.***

**6. Items from Citizens not on Agenda**

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

**7. Items from Staff**

- a. Update on 62 Williams Street and 462 Williams Street for Short Term Rental violations. [Summons and Complaint served through legal counsel]

Ms. Blue-Jones stated that property owners for both 62 Williams and 462 Williams have been served by legal counsel and have 30 days to respond.

- b. Mr. Mohr stated that the Landmark has completed plans for the third and fourth floors of 51, 53, 55 Sherman Street, but no permits have been applied for.
- c. Mr. Mohr stated the Ridge apartments are close to being done but will not be occupied until water and sewer are complete.

**8. Adjournment**

***It was moved by Commissioner Keehn and seconded by Commissioner Owens to adjourn the Planning and Zoning Commission meeting. Voting Yea: Martinisko, Keehn, Owens.***

There being no further business, the Planning and Zoning Commission adjourned at 4:12 p.m.

ATTEST:

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Chairman, Planning & Zoning Commission

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Secretary, Planning & Zoning Commission

***Leah Blue-Jones, Zoning Coordinator***