



Planning and Zoning Commission Regular Meeting Minutes

Wednesday, May 07, 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, May 7, 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 Charles Eagleson
Commissioner Ken Owens

City Commissioner Blake Joseph

ABSENT

Commissioner (Secretary) Dave Bruce

STAFF PRESENT

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

STAFF ABSENT

Trent Mohr, Building Official

3. Approval of Minutes

- a. Approve the minutes from the April 16, 2025 Planning and Zoning Commission Meeting.

It was moved by Commissioner Owens and seconded by Commissioner Keehn to approve the minutes from the April 16, 2025 Planning and Zoning Commission Meeting. Voting yea: Martinisko, Keehn, Owens, Eagleson.

4. Sign Review Commission

5. Planning and Zoning Commission

- a. Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 771 Main Street – Tucker Inn, legally described as Lots 7 and 8, Block 24, Original Town, City of Deadwood, Lawrence County, South Dakota.

Action Required:

1. Public Hearing

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

Mr. Kuchenbecker discussed Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 771 Main Street – Tucker Inn and reviewed the Staff Report.

It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 771 Main Street – Tucker Inn with eight (8) conditions. Voting yea: Martinisko, Keehn, Owens, Eagleson.

- b. Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 768 Main Street – The Jordans, legally described as Part of Lots 46 & 47, Block 23, Original Townsite, City of Deadwood, Lawrence County, South Dakota.

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 Bed and Breakfast Establishment – 768 Main Street – The Jordans and discussed the Staff Report.

It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 768 Main Street – The Jordans with eight (8) conditions. Voting yea: Martinisko, Keehn, Owens, Eagleson.

- c. Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 29 Van Buren Avenue – Victorian on Van Buren, legally described as The southerly 57 feet of Lots 21, 22, 23 and 24, Block 50, Original Townsite, City of Deadwood, Lawrence County, South Dakota.

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 Bed and Breakfast Establishment – 29 Van Buren Avenue – Victorian on Van Buren and reviewed the Staff Report.

It was moved by Commissioner Eagleson and seconded by Commissioner Owens to approve Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 29 Van Buren Avenue – Victorian on Van Buren with eight (8) conditions. Voting yea: Martinisko, Keehn, Owens, Eagleson.

- d. Request for exemption to City Ordinance 17.53.030 by property owner at 299 Williams Street legally described as Probate Lot 52, City of Deadwood, Lawrence County, South Dakota, aka 299 Williams Street, Deadwood, South Dakota.

Actions:

1. Approve/Deny request for exemption or variance and allow application for Conditional Use Permit

This agenda item was requested by the property owner to be stricken from the agenda.

It was moved by Commissioner Keehn and seconded by Commissioner Eagleson to strike the Request for exemption to City Ordinance 17.53.030 by property owner at 299 Williams Street from the agenda. Voting yea: Martinisko, Keehn, Owens, Eagleson.

6. Items from Citizens not on Agenda

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

Melody Hanson introduced herself to the Commission. Ms. Hanson expressed her interest in opening a business involving guided horse rides for children. The children could touch the horse and have their photo taken. The business would be located at 250 US Highway 14A. She believes this would be a Use By Right within the CH - Commercial Highway zoning district under Ordinance 17.40.020 (B).

Mr. Kuchenbecker explained guidance is needed from the Commission to determine if the requested use could be considered a Use By Right under 17.40.020.

Further discussion occurred about usage and zoning. The Commission concurred this business would be a Use By Right under 17.40.020 (B).

7. Items from Staff

Mr. Kuchenbecker shared the South Dakota State Historical Society annual History Conference is being held in Deadwood this week. This is a sold out event.

The TIF for the Lodge was dissolved and ownership of the property has been transferred to the Lodge from the City.

The Office of State Emergency Management toured the FEMA site and that project will soon be closed.

The Trailhead Parking project, located below the Lodge, will begin in June and is expected to be completed by October.

A bid was awarded for the Water Redundancy Line project. The water line will run from Lee Street to the City Shop.

Trent Mohr, along with Code Enforcement Officers, are at Code Enforcement training in Pierre this week.

The new Historic Preservation and Planning & Zoning Administrative Assistant, Cammie Schmidt, started on Friday, May 2.

8. Adjournment

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

There being no further business, the Planning and Zoning Commission adjourned at 4:28 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Minutes by Leah Blue-Jones, Zoning Coordinator