



Planning and Zoning Commission Meeting Minutes

Wednesday, April 01, 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, April 1, 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 Ken Owens
Commissioner Jim Williams

City Commissioner Charles Eagleson

STAFF PRESENT

Kevin Kuchenbecker – Planning and Zoning Officer
Cammie Schmidt – Administrative Assistant
Trent Mohr – Building Official
Justin Lux – Parking and Transportation Officer

ABSENT

Leah Blue-Jones – Zoning Coordinator

3. Approval of Minutes

- a. Approve the minutes of the March 18, 2026, Planning and Zoning Commission Meeting.

It was moved by Commissioner Keehn and seconded by Commissioner Williams to approve the minutes of the April 1, 2026, Planning and Zoning Commission Meeting. Voting yea: Martinisko, Keehn, Owens, Williams.

4. Sign Review Commission

- a. Accept/reject portable sign approvals and disbursements.

Mr. Kuchenbecker stated the new portable signs, made by John Sternhagen and his son, came into effect about one to two weeks ago. The business community has seemed to accept the new ordinance and signs. The P&Z Office started issuing the signs; however, they need to come in front of the Sign Commission for approval. There are roughly a dozen permits that have been issued so far, and our office would like to consider approval of the these portable sign applications that are completed and ask that our office continue dispersing the portable signs

administratively and bring the applications to each meeting for approval. This administrative issuance would only be until July 1, 2026. After that, if a business would like a portable sign it will need to go onto the agenda. This effort is to accommodate the business community during this transition. The applicants are meeting criteria and ordinances. Once the applicant applies we will inform them that they will get inserted onto the next agenda. We are trying to be user friendly during this transition period.

Chair Martinisko asked what the fees are for the portable signs.

Mr. Kuchenbecker stated there is a \$25.00 application fee, a \$25.00 permit fee, and a \$250.00 sign purchase. After this first year, it will only be a \$25.00 annual renewal fee. Unless they change the sign, location or let it lapse, then that portable sign will not come before the Sign Commission again. The ordinance does not require annual reviews on the portable signs.

Commissioner Owens asked if the portable sign does not last a full year do they have to pay for a new sign?

Mr. Kuchenbecker stated if the sign is not lasting due to natural conditions then we need to look at a new design. If one gets destroyed or damaged due to vandalism or improper repair the city will not replace the portable sign, the business will need to pay for a new sign.

Commissioner Williams stated with there being a program for the portable signs why can we not approve knowing it is those specific signs and staff can administratively approve, instead of having an applicant come in and want a portable sign and it having to go on the agenda. There is an ordinance that covers the portable signs, and it is an administrative program that is happening from within the City. Is that necessary to do?

Mr. Mohr stated the ordinance keeps the portable signs in-line with any other process to receive a sign.

Commissioner Keehn asked why is there annual fee? There is no other fee on annual signage.

Mr. Mohr stated those signs do not have to continuously get re-approved annually. They only have to pay an annual fee. If a new business comes to town and they apply for a sign on the wall of the building, there is an application that comes before the Commission. Now if the applicant wants a portable sign the ordinance states to insert an application and it will go onto the Planning and Zoning agenda. We are having this surge and transition and want to get these out but moving forward in the future, have the portable signs aligned with any other signage.

Mr. Kuchenbecker stated the ordinance would need to be changed in order to get it off the docket of the Sign Commission.

Commissioner Owens asked we are still discussing who is going to be enforcing the businesses that do not have a portable sign, correct?

Mr. Kuchenbecker stated staff have started that process with the CSO's. The CSO's are the main line working out there for portable signage. City staff have been

working closely with them on the merchandising and signage. The majority of businesses are in compliance, and the City has not issued any warnings or citations on portable signs to date.

Mr. Mohr stated this morning a CSO made contact with a business downtown that had a non-compliant free-standing sign on the sidewalk. That business furthermore removed the sign from the sidewalk.

Mr. Kuchenbecker stated as for the merchandising ordinance, the City has given out citations.

It was moved by Commissioner Owens and seconded by Commissioner Keehn to accept the portable sign approvals and disbursements and after July 1, 2026, Sign Commission approves portable signs on agenda. Voting yea: Martinisko, Keehn, Owens, Williams.

5. Planning and Zoning Commission

- a. Application for Plat - Event Center Complex - (SDDOT) legally described as Lot AB-1 being a portion of Lots H2 and H4 of M.S. 242 and a portion of Lot H2 of M.S. 569, all located in the City of Deadwood, Lawrence County, South Dakota.

Action Required:

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

Chair Martinisko asked if the applicant is the City of Deadwood.

Mr. Kuchenbecker introduced and discussed Application for Plat – Event Center Complex – (SDDOT) and reviewed Staff Report. Justin Lux is present to represent on behalf of the City.

It was moved by Commissioner Williams and seconded by Commissioner Owens to approve Application for Plat – Event Center Complex - (SDDOT). Voting yea: Martinisko, Keehn, Owens. Abstain: Williams.

- b. Accept/Reject Finding of Facts and Conclusion - Conditional Use Permit (Gold Country Laundromat) legally described as Lot E of the Wagner Subdivision of a portion of M.S. 97, located in the City of Deadwood, Lawrence County, South Dakota.

Mr. Kuchenbecker discussed Finding of Facts and Conclusion – Conditional Use Permit (Gold Country Laundromat).

It was moved by Commissioner Keehn and seconded by Commissioner Owens to accept Application for Plat - 57 Lincoln Avenue - (Reynolds). 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 conceptual plans dealing with the Days of '76 campground and Slag Pile.

Staff provided an update on the CIP project involving the Crescent Street Reconstruction and the Community Access grant.

Updates were also provided on some new commercial business activity on Deadwood's south end including near the intersection 85-385.

On Monday, April 6, 2026, the City will consider the purchase several acres of land that sits above the City shop with the intention of protect the viewshed in that area of the National Landmark District similar to what has already been doing throughout town.

Enforcement of merchandise and portable signs are now in effect and official.

8. Adjournment

It was moved by Commissioner Williams and seconded by Commissioner Keehn 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 4:26 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Vice-Chair, Planning & Zoning Commission

Minutes by Cammie Schmidt, Administrative Assistant