



Planning and Zoning Commission Meeting Minutes

Wednesday, August 19, 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, August 19, 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 August 5, 2026, Planning and Zoning Commission Meeting.

4. Sign Review Commission

- a. Application for Sign Permit - 641 Main Street (Happy Times). Applicant Is requesting a new projecting sign. The proposed sign and its location are compliant with the sign ordinance.

Actions:

1. Approve/deny request for Sign Permit

Mr. Mohr introduced Application for Sign Permit - 641 Main Street (Happy Times) and reviewed the Staff Report.

It was moved by Commissioner Williams and seconded by Commissioner Owens to approve Application for Sign Permit - 641 Main Street (Happy Times). Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

- b. Application for Sign Permit - 138 Sherman Street (Deadwood Laundry Co). Applicant Is requesting a new wall sign. The proposed sign and its location are compliant with the sign ordinance.

Actions:

- 1. Approve/deny request for Sign Permit

Mr. Mohr discussed Application for Sign Permit - 138 Sherman Street (Deadwood Laundry Co) and reviewed the Staff Report.

It was moved by Commissioner Bruce and seconded by Commissioner Keehn to approve Application for Sign Permit - 138 Sherman Street (Deadwood Laundry Co). Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

- c. Application for Sign Permit - 305 Cliff Street (The Red Lodge). Applicant Is requesting to replace an existing freestanding sign. The proposed sign and its location are compliant with the sign ordinance.

Actions:

- 1. Approve/deny request for Sign Permit

Mr. Mohr reviewed Application for Sign Permit - 305 Cliff Street (The Red Lodge) and reviewed the Staff Report.

It was moved by Commissioner Owens and seconded by Commissioner Bruce to approve Application for Sign Permit - 305 Cliff Street (The Red Lodge). Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

5. Planning and Zoning Commission

- a. Application for Plat - 25 and 29 Terrace Street legally described as Lot 11AR, Block 64 and Lot 1AR, Block 65 formerly Lot 11A, Block 64 and Lot 1A, Block 65 and a portion of Lot 9, Block 64 Original Townsite, City of Deadwood, Lawrence County, South Dakota.

Action Required:

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

Mr. Kuchenbecker discussed Application for Plat - 25 and 29 Terrace Street and reviewed the Staff Report.

It was moved by Commissioner Bruce and seconded by Commissioner Owens to approve Application for Plat - 25 and 29 Terrace Street. 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 the potential purchase of a property near the rodeo grounds. The Crescent Street project is coming together. The walls are complete and backfill is beginning.

85 Charles Street is almost complete and about to go on the market.

There is a large retaining wall being built on Centennial Street.

A recent study shows that approximately 53% of all homes in the city are owned by absentee owners and being used as either second homes or investment properties.

Discussion of ongoing construction in Stage Run occurred.

Budget season is upon us. Both Historic Preservation and the City budgets will be decided on in the coming weeks.

An archaeological assistance program is being discussed and would assist residential property owners with the cost of archaeology requirements.

Banners may be looked at with more scrutiny in the future. Several banner requests for businesses without representation in town were received this season.

Ms. Blue-Jones discussed the upcoming time capsule photo of the Commission.

Mr. Mohr discussed the construction of Ian Munsick's Cowboy Bar. It is due to open mid-September.

The new homes on Peck Street are moving along. Larger garages than originally requested have been proposed. Public comment has been made about the height of the homes, but they meet ordinance requirements.

Commissioner Eagleson discussed the Farmer's Market.

Commissioner Williams praised the new parking lot by the Lodge.

8. Adjournment

It was moved by Commissioner Keehn and seconded by Commissioner Williams 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 4:23 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Minutes by Leah Blue-Jones, Zoning Coordinator