



Planning and Zoning Commission Regular Meeting Minutes

Wednesday, December 21, 2022 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call to Order

The meeting of the Deadwood Planning and Zoning Commission was called to order by Chairman Martinisko on Wednesday, December 21, 2022 at 5:01 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 (Secretary) Dave Bruce

Commissioner Charles Eagleson

ABSENT

Commissioner Kevin Wagner

STAFF PRESENT

Jeremy Russell, Planning and Zoning Administrator

Trent Mohr, Building Inspector

Kevin Kuchenbecker, Historic Preservation Officer

3. Approval of Minutes

- a. Approval of December 7, 2022 Minutes

It was moved by Commissioner Keehn and seconded by Commissioner Eagleson to approve the December 7, 2022 minutes. Voting Yea: Martinisko, Keehn, Bruce, Eagleson

4. Sign Review Commission

- a. 696 Main Street - Carmen Almanza - Install Three New Window Signs

Mr. Mohr stated this evening we have one permit application for three signs for your consideration. They are for window signs at 696 Main Street, the old First Interstate Bank building. As I stated in my staff report, the owners of this building remodeled and they have been operating a short-term nightly rental operation out of this building since March or May. These signs are to advertise that business. The signs and the location are compliant with the ordinance and requires no variances.

Mr. Kuchenbecker disclosed that Carmen Almanza is his niece.

It was moved by Commissioner Bruce and seconded by Commissioner Eagleson to approve the sign permit for 696 Main Street to install three window signs. Voting Yea: Martinisko, Keehn, Bruce, Eagleson

5. Planning and Zoning Commission

- a. Final Plat - Revisions/Adjusting Lot Lines - Merle & Dawn Carpenter - Deadwood Stage Run Addition

LOT 25A AND LOT 25B, BLOCK 2 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOT 25 REVISED, BLOCK 2 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION ALL LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4 NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

Mr. Russell stated our applicant today is Merle & Dawn Carpenter. The purpose is plat revision/adjusting lot lines. Located in Deadwood Stage Run and legally described as LOT 25A AND LOT 25B, BLOCK 2 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOT 25 REVISED, BLOCK 2 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION ALL LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4 NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. This plat along with the next one, the developer is here and he is expanding their lot. That is the purpose of this plat.

It was moved by Commissioner (Keehn and seconded by Commissioner Eagleson to approve the plat revision/adjusting property lot lines legally described as LOT 25A AND LOT 25B, BLOCK 2 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOT 25 REVISED, BLOCK 2 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION ALL LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4 NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. Voting Yea: Martinisko, Keehn, Bruce, Eagleson

- b. Final Plat - Revision/Adjusting Lot Lines - The Summit at Deadwood Stage Run, LLC - Deadwood Stage Run Addition

LOTS 8A REVISED, 10 REVISED, 18A REVISED, 29 REVISED, 30 REVISED AND 31A REVISED BLOCK 1 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOTS 8A, 10, 18A, 20, 29, 30 AND 31A, BLOCK 1 ALL LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

Mr. Russell stated the applicant today is the Summit at Deadwood Stage Run, LLC. Represented by William Pearson, who is here. The purpose of the plat revision is adjusting the lot lines located in Stage Run and legally described as LOTS 8A REVISED, 10 REVISED, 18A REVISED, 29 REVISED, 30 REVISED AND 31A REVISED BLOCK 1 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOTS 8A, 10, 18A, 20, 29, 30 AND 31A, BLOCK 1 ALL LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE

NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. This is the exact same scenario as the previous plat. It is on a much broader scale. There are six different properties they are extending the lot lines to the drainage area.

It was moved by Commissioner Keehn and seconded by Commissioner Bruce to approve the plat revision for adjusting the lot lines legally described as LOTS 8A REVISED, 10 REVISED, 18A REVISED, 29 REVISED, 30 REVISED AND 31A REVISED BLOCK 1 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOTS 8A, 10, 18A, 20, 29, 30 AND 31A, BLOCK 1 ALL LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. .Voting Yea: Martinisko, Keehn, Bruce, Eagleson

- c. Corrective Plat - City of Deadwood - Located Near Railroad Avenue. and McKinley Street

CORRECTIVE PLAT OF PARK LOT AND SPRING STREET LOTS 1 AND 2 OF WEISFLOG'S 2ND ADDITION; CONSISTING OF LOT C OF BLOCK 1, LOTS 2 THRU 6, AND LOTS A AND B OF BLOCK 2 OF WEISFLOG'S 2ND ADDITION, LOT 2 OF RAILROAD AVENUE BLOCK, AND AN UNNAMED LOT, AND UNNAMED RIGHT OF WAY LOCATED IN M.S. 283; ALL LOCATED IN OF M.S. 283, IN THE CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

Mr. Russell state we have seen this one before back in May. This it the lot located at the corner of Railroad and McKinley. It is city property. Our thought at one time it would be a potential area for a dog park. The Public Works and Parks Departments have done a tremendous amount of cleanup up there. Don't know if it will become a dog park but this area looks a lot better now. The applicant is the City of Deadwood and is for a corrective plat. The only change is an addition to the legal description so we have to go over this again. Legally described as CORRECTIVE PLAT OF PARK LOT AND SPRING STREET LOTS 1 AND 2 OF WEISFLOG'S 2ND ADDITION; CONSISTING OF LOT C OF BLOCK 1, LOTS 2 THRU 6, AND LOTS A AND B OF BLOCK 2 OF WEISFLOG'S 2ND ADDITION, LOT 2 OF RAILROAD AVENUE BLOCK, AND AN UNNAMED LOT, AND UNNAMED RIGHT OF WAY LOCATED IN M.S. 283; ALL LOCATED IN OF M.S. 283, IN THE CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. Again this is just cleanup. The Weisflog's 2nd Addition was not in the legal description when it was approved. The Register of Deeds did not like that so we had to add it. There are no other changes.

It was moved by Commissioner Eagleson and seconded by Commissioner Bruce to approve the corrective plat legally described as CORRECTIVE PLAT OF PARK LOT AND SPRING STREET LOTS 1 AND 2 OF WEISFLOG'S 2ND ADDITION; CONSISTING OF LOT C OF BLOCK 1, LOTS 2 THRU 6, AND LOTS A AND B OF BLOCK 2 OF WEISFLOG'S 2ND ADDITION, LOT 2 OF RAILROAD AVENUE BLOCK, AND AN UNNAMED LOT, AND UNNAMED RIGHT OF WAY LOCATED IN M.S. 283; ALL LOCATED IN OF M.S. 283, IN

***THE CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. Voting
Yea: Martinisko, Keehn, Bruce, Eagleson***

6. Items from Citizens not on Agenda

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

7. Items from Staff

Mr. Russell thanked the Planning and Zoning Commission. Still looking for applicants to replace Kevin Wagner.

Mr. Kuchenbecker reminded the Commission that the meetings would begin at 4:00 p.m. starting in January.

8. Adjournment

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

There being no further business, the Planning and Zoning Commission adjourned at 5:18 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Cindy Schneringer, Planning & Zoning Office/Recording Secretary

Secretary, Planning & Zoning Commission