



Planning and Zoning Commission Regular Meeting Minutes

Wednesday, February 18, 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, February 18, 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

City Commissioner Charles Eagleson

STAFF PRESENT

Kevin Kuchenbecker – Planning, Zoning and Historic Preservation Officer
Trent Mohr – Building Official
Leah Blue-Jones – Zoning Coordinator
Lornie Stalder – Public Works Director
Justin Lux – Parking and Transportation Director

3. Approval of Minutes

- a. Approve the minutes of the February 4, 2026 Planning and Zoning Commission Meeting.

It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve the minutes of the February 4, 2026, Planning and Zoning Commission Meeting. Voting yea: Martinisko, Keehn, Owens.

4. Sign Review Commission

5. Planning and Zoning Commission

- a. Application for Conditional Use Permit - 21 Spring Street - Bed and Breakfast Establishment (Rothenhoefer) legally described as Lots 1 and 2, Block 5, Howard's Addition to the City of Deadwood, Lawrence County, South Dakota.

Actions:

1. Public Hearing
2. Approve/Deny Application for Conditional Use Permit

Mr. Kuchenbecker introduced Application for Conditional Use Permit - 21 Spring Street - Bed and Breakfast Establishment (Rothenhoefer) and reviewed the Staff Report.

Discussion occurred regarding four (4) letters received by the Planning and Zoning Department from members of the public.

Brenda Morris, neighbor, introduced herself to the Commission and voiced several concerns about the proposed Bed and Breakfast Establishment, including damage to her property caused by construction at 21 Spring Street, lack of parking and Fire Department access. The driveway for 21 Spring Street is steep and the hillside is eroding. Some vehicles have difficulty navigating the hill and are forced to park in front of neighboring homes. Ms. Morris cited an incident when a visitor to 21 Spring Street parked in front of her home for an entire weekend because of this issue. Ms. Morris stated she contacted the neighboring property owner, Rocky Waters 3 LP, to discuss the possibility of overflow parking from a Bed and Breakfast Establishment on their property and they advised her they were not agreeable to that. In the past, there has been difficulties with other Bed and Breakfast Establishments in the neighborhood. Guests tend to walk through the neighborhood, make noise and have parties. They also tend to bring several vehicles at a time to the neighborhood. Ms. Rothenhoefer stated she would like to be given the opportunity to be onsite and monitor guest activity.

Greg Rothenhoefer, property owner, introduced himself to the Commission. Mr. Rothenhoefer explained drainage issues occurred during construction of the home and were caused by the city making improvements to the street. This caused water to run off towards neighboring properties. The city bladed and blacktopped the road to alleviate the drainage issue. Silt fencing was installed to assist with drainage issues, but was hit by a snow plow and came down. He plans to stabilize the bank to mitigate runoff.

Cari Rothenhoefer, property owner, introduced herself to the Commission. She stated that she allowed a friend to stay at her home for a few days last spring who did not follow her directions on where to park, resulting in the incident mentioned by Ms. Morris. The Rothenhoefers intend to follow all rules and do not wish to disturb the neighborhood with guest activity. They plan to be selective with guests and remain on-site when guests are present. If Rocky Waters 3 LP do not wish to allow overflow parking on their land, guests have plenty of room to park in the garage and driveway.

Commissioner Martinisko asked if the property owners intend to travel from their home state of Wyoming to stay at the home when guests are present. Ms. Rothenhoefer responded in the affirmative.

Commissioner Martinisko inquired as to where in the home the property owners would stay when guests are renting the property. Ms. Rothenhoefer responded they plan to build a bedroom and kitchenette in a currently unfinished portion of the home. Guest meals would be prepared using the kitchenette.

Commissioner Martinisko asked about the For Sale sign in front of the home. Ms. Rothenhoefer responded the home will be taken off the market if the request for a Conditional Use Permit is approved.

Carla Luan, neighbor, introduced herself to the Commission. Ms. Luan expressed concern about a lack of parking at the proposed location. Ms. Luan asked who would oversee enforcing the rules of the Bed and Breakfast. Mr. Kuchenbecker stated rental

of properties is monitored digitally. In addition, Conditional Use Permits are reviewed on an annual basis.

Discussion occurred about the property not being owner occupied. Commissioner Keehn stated the spirit of a Bed and Breakfast Establishment is that the owners live onsite and invite guests into their homes. He voiced concern that the property would be turned into a Vacation Home as opposed to a Bed and Breakfast since the property is not owner occupied.

Commissioner Eagleson stated that a neighbor, Marlene Todd, expressed concerns to him verbally about the proposed Bed and Breakfast.

Jim Lee, neighbor, introduced himself to the Commission. Mr. Lee stated he is concerned about guests attempting to bring large vehicles to the property. Large vehicles tear up the road, have difficulty navigating the road, and create traffic issues.

Commissioner Martinisko asked how the property owners intend to advertise the property. Mr. Rothenhoefer responded it would primarily be word of mouth, but online rental sites would also be utilized.

Discussion occurred about requirements from the Public Works Department. Lornie Stalder, Public Works Director, stated vegetation, erosion control and a retaining wall are needed on the property to stabilize the area. Mr. Rothenhoefer stated he is consulting with a structural engineer to assist with stabilization.

It was moved by Commissioner Keehn and seconded by Commissioner Owens to deny Application for Conditional Use Permit - 21 Spring Street - Bed and Breakfast Establishment (Rothenhoefer). Voting yea: Martinisko, Keehn, Owens.

- b. Application for Conditional Use Permit - 801 Main Street - Laundromat (Peterson) 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.

Actions:

1. Public Hearing
2. Approve/Deny Application for Conditional Use Permit

Mr. Kuchenbecker discussed Application for Conditional Use Permit - 801 Main Street - Laundromat (Peterson) and reviewed the Staff Report.

Commissioner Keehn inquired about the existing restaurant. Tyler Peterson, property owner, explained the restaurant would close and a laundromat would take its place.

It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve Application for Conditional Use Permit - 801 Main Street - Laundromat (Peterson) with five (5) conditions. Voting yea: Martinisko, Keehn, Owens.

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 Senate Bill 102.

Fifteen (15) of the twenty-six (26) Capital Improvement Plan projects are underway.

Several activities are planned for Deadwoods 150th anniversary.

Mr. Mohr stated building permits were down for 2025.

8. Adjournment

It was moved by Commissioner Owens 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 4:58 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Vice-Chair, Planning & Zoning Commission

Minutes by Leah Blue-Jones, Zoning Coordinator