



Planning and Zoning Commission Regular Meeting Agenda

Wednesday, July 02, 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, July 2, 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 Ken Owens

Commissioner Jim Williams

ABSENT

Commissioner (Secretary) David Bruce

STAFF PRESENT

Kevin Kuchenbecker – Planning, Zoning and Historic Preservation Officer

Cammie Schmidt – Administrative Assistant

Trent Mohr – Building Official

3. Approval of Minutes

Approve the minutes of June 18, 2025, Planning and Zoning Commission Meeting.

It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve the minutes from the June 18, 2025, Planning and Zoning Commission Meeting. Voting Yea: Martinisko, Keehn, Owens, Williams.

4. Sign Review Commission

5. Planning and Zoning Commission

- a. Request for Variance to front yard and side yard setback requirements for 125A Mystery Wagon Road, legally described as Lot 14A, Block 4A of Palisades Tract of Deadwood Stage Run Addition to the City of Deadwood formerly Lot 14, Block 4A located in the SW 1/4 of Section 14, the SE 1/4 of Section 15, the NE 1/4 NE 1/4 of Section 22 and the N 1/2 NW 1/4 of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

Actions Required: Approve/Deny Request for Variance

It was moved by Commissioner Owens and seconded by Commissioner Keehn to approve Request for Variance – 125A Mystery Wagon Road – for

front yard and side yard setback requirements. Voting Yea: Martinisko, Keehn, Owens, Williams.

- b. Request for Variance to front yard and side yard setback requirements for 125B Mystery Wagon Road, legally described as Lot 14A, Block 4A of Palisades Tract of Deadwood Stage Run Addition to the City of Deadwood formerly Lot 14, Block 4A located in the SW 1/4 of Section 14, the SE 1/4 of Section 15, the NE 1/4 NE 1/4 of Section 22 and the N 1/2 NW 1/4 of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

Actions: Approve/Deny Request for Variance

It was moved by Commissioner Williams and seconded by Commissioner Owens to approve Request for Variance – 125B Mystery Wagon Road – for front yard and side yard setback requirements. 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

- a. Deckard Technologies Case Study on Deadwood for Short-Term Rental regulations.

Mr. Kuchenbecker stated in your packet is a case study that Deckard technologies is our Short-Term Rental Marketer and monitoring. Did a case study of Deadwood and of course they are using it for promotional opportunities because it also gets the word out there that Deadwood is not a short-term rental ordinance and using their software as part of our system for monitoring and keeping compliance.

Mr. Kuchenbecker stated there is a lot going on in the city. The contractor for the Trailhead Parking lot, which is below the Lodge, has started and they are moving dirt. They have about 15 days of moving dirt, they have 5 side dumps going 8 hours a day 5 days a week. Mr. Chairman asked is the Trolley going to stop there when it's finished? Mr. Kuchenbecker stated yes. Mr. Kuchenbecker stated the forty-two trailer/truck parking, oversized vehicle parking spaces up there and that will relieve the partial need for the slag pile. We use it for the rodeo as well, it does not solve that issue, but on a year-round basis this is going to be a nice addition.

Mr. Kuchenbecker stated the water redundancy project will start to mobilize next week or the following week, we will start on that. Start in the parking lots of the hotel by Gold Dust and then the Bullock and then we will cross the Railroad Lot and down Railroad. It will take about 20 days once they get started to get through those parking lots.

Mr. Kuchenbecker stated Ridge Apartment Complex is getting close to an agreement with the City and that we would supply them with sewer through a private system.

Mr. Kuchenbecker stated Boot Hill Estates, we've reached an agreement with them on a septic system.

Mr. Kuchenbecker stated numerous retaining walls that are either in process or failing and moving up the ladder. We had two in the presidential district that we

had rocks fall off this Spring. We had one on Jefferson and one on Adams and a wall on Jackson that is building out and started up on McGovern Hill tree removal. Mr. Kuchenbecker stated we will be submitting an application for the reconstruction of Crescent Street.

8. Adjournment

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

There being no further business, the Planning and Zoning Commission adjourned at 4:13 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Minutes by Cammie Schmidt, Administrative Assistant