



Planning and Zoning Commission Regular Meeting Minutes

Wednesday, January 15, 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, January 15, 2025, at 4:01 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 Charles Eagleson
City Commissioner Blake Joseph

ABSENT

Commissioner (Secretary) Dave Bruce
Commissioner Ken Owens

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 from the December 23, 2024 Planning and Zoning Commission and Board of Adjustment Special Meeting.

It was moved by Commissioner Eagleson and seconded by Commissioner Keehn to approve the minutes from the December 23, 2024, Planning and Zoning Commission and Board of Adjustment Special Meeting. Voting yea: Martinisko, Keehn, Eagleson.

4. Sign Review Commission

- a. Application for Sign Permit - 230 Cliff Street - Deadwood UTV/Snowmobile Outfitter (Betton). Applicant is requesting permission for new wall signs as well as an addition to the existing freestanding sign. Signs and location are compliant with sign ordinance.

Actions:

1. Approve/deny Application for Sign Permit.

Mr. Mohr discussed Application for Sign Permit - 230 Cliff Street - Deadwood UTV/Snowmobile Outfitter (Betton) and reviewed the Staff Report.

It was moved by Commissioner Eagleson and seconded by Commissioner Keehn to approve Application for Sign Permit - 230 Cliff Street - Deadwood UTV/Snowmobile Outfitter (Betton). Voting yea: Martinisko, Keehn, Eagleson.

- b. Application for Sign Permit - 637 Main Street - Pam's Purple Door (Kirwan). The applicant is requesting permission to replace existing projecting sign with one of a new design and install new window signs. Signs and locations are compliant with sign ordinance.

Actions:

1. Approve/deny Application for Sign Permit.

Mr. Mohr discussed Application for Sign Permit - 637 Main Street - Pam's Purple Door (Kirwan) and reviewed the Staff Report. The current projecting sign is to be replaced, while the window signs will be new. The applicant submitted a photo depicting the desired style of the window design. The desired material is described as 5/8" thick mirrored acrylic that will be mounted to the glass.

The applicant, Mr. Harley Kirwan, introduced himself to the Commission. He explained the material mounted to the glass would be mirrored in a material similar to gold leaf.

Mr. Kuchenbecker stated the design looks very nice, but it is also very modern. Because this would be a material not previously utilized in the historic downtown core, he would like to see a sample of the material the applicant would like to use. The Commissioners agreed. Mr. Kirwan responded that he would bring a sample to the next Planning and Zoning Commission meeting for review.

It was moved by Commissioner Eagleson and seconded by Commissioner Keehn to approve the replacement of the current projecting sign and to continue discussion of the window sign at the next Planning and Zoning Commission Meeting. Voting yea: Martinisko, Keehn, Eagleson.

5. Planning and Zoning Commission

- a. Withdrawal of Application for Conditional Use Permit and reimbursement of application fee for 20 Cliff Street legally described as Lots 1A, 1B & 1C a replat of Tract A, of vacated portion of Block 78 & part of Tract B of MS 207 all located in the City of Deadwood, Lawrence County, South Dakota.

Action required:

1. Acknowledgment of withdrawal and reimbursement.

Mr. Kuchenbecker introduced Withdrawal of Application for Conditional Use Permit and reimbursement of application fee for 20 Cliff Street and reviewed the accompanying memo.

It was moved by Commissioner Keehn and seconded by Commissioner Eagleson to acknowledge the Withdrawal of Application for Conditional

Use Permit and reimbursement of application fee for 20 Cliff Street. Voting yea: Martinisko, Keehn, Eagleson.

- b. Findings of Fact and Conclusion - Conditional Use Permit - Vacation Home Establishment - 596 Main Street legally described as Lot 34 in Block 15, being a part of Mineral Lot 38, and also known as Lot 4, in Block 7 of the City of Deadwood, also known as 596 Main Street, Deadwood, South Dakota.

Action required:

- 1. Acknowledge Findings of Fact and Conclusion

Mr. Kuchenbecker discussed Findings of Fact and Conclusion - Conditional Use Permit - Vacation Home Establishment - 596 Main Street. All eight (8) conditions required for a Vacation Home Establishment at the location have been met.

It was moved by Commissioner Eagleson and seconded by Commissioner Keehn to approve Findings of Fact and Conclusion - Conditional Use Permit - Vacation Home Establishment - 596 Main Street. Voting yea: Martinisko, Keehn, Eagleson.

- c. Annual review and discuss City of Deadwood Comprehensive Plan adopted November 2018.

Mr. Kuchenbecker and Mr. Mohr discussed the City of Deadwood Comprehensive Plan adopted November 2018.

6. Items from Citizens not on Agenda

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

7. Items from Staff

- a. Fassbender Newsletter - 4th Quarter 2024.

The final walkthrough for the Water Street project has been completed and the punch list will be worked on.

The South Dakota State Tourism Conference will be held next week.

The Landmark Hotel & Casino has met its requirements for a Convention Center Liquor License.

2025 fees for Short-Term Rentals are in the process of being collected.

The jail is close to being completed.

The first meeting of the Board of Appeals, Property Maintenance will be held on Wednesday, January 29, 2025.

8. Adjournment

It was moved by Commissioner Eagleson and seconded by Commissioner Keehn to adjourn the Planning and Zoning Commission Regular Meeting. Voting yea: Martinisko, Keehn, Eagleson.

There being no further business, the Planning and Zoning Commission adjourned at 4:29 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Minutes by Leah Blue-Jones, Zoning Coordinator