



Planning and Zoning Commission Regular Meeting Minutes

Wednesday, March 04, 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, March 4, 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 Jim Williams

City Commissioner Charles Eagleson

STAFF PRESENT

Trent Mohr – Building Official

Leah Blue-Jones – Zoning Coordinator

3. Approval of Minutes

- a. Approve the minutes of the February 18, 2026, Planning and Zoning Commission Meeting.

It was moved by Commissioner Keehn and seconded by Commissioner Martinisko to approve the minutes of the February 18, 2026, Planning and Zoning Commission Meeting. Voting yea: Martinisko, Keehn, Williams.

4. Sign Review Commission

5. Planning and Zoning Commission

- a. Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 28 Lincoln Avenue – Backyard Cottage B&B, legally described as Lots 1 and 2, Block 49, Original Town of Deadwood, located in the NW 1/4, Section 26, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

Action Required:

1. Public Discussion

2. Approval/Denial of continued use by Planning and Zoning Commission

Ms. Blue-Jones introduced Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 28 Lincoln Avenue – Backyard Cottage B&B and reviewed the Staff Report.

It was moved by Commissioner Williams and seconded by Commissioner Keehn to approve Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 28 Lincoln Avenue – Backyard Cottage B&B with eight (8) conditions. Voting yea: Martinisko, Keehn, Williams.

- b. Application for Conditional Use Permit - Wireless Communications Facility – New Cingular Wireless PCS, LLC (AT&T), legally described as Tract A; Tract B; Tract B-1; Tract C; Tract D and Lot H1 all in McGovern Hill Addition of the City of Deadwood.

Action Required:

1. Public Discussion
2. Approval/Denial of continued use by Planning and Zoning Commission

Ms. Blue-Jones reviewed Application for Conditional Use Permit - Wireless Communications Facility – New Cingular Wireless PCS, LLC (AT&T) and reviewed the Staff Report.

Commissioner Keehn inquired as to the height of the monopole in relation to the water towers. Hugh Bealka, representative of Terra Consulting Group, introduced himself to the Commission and responded that the water towers are 50' in height, while the pole would reach 90' in height. The pole will be painted forest green to blend with the landscape.

Commissioner Williams asked if precautions would need to be taken to protect the tower from nearby trail users. Mr. Bealka stated if the city were to require additional fencing, doing so could be taken into consideration.

Commissioner Keehn inquired if a lease is in place between the City and the owners of the tower. Mr. Bealka stated the lease is in negotiations.

Further discussion occurred about processes of obtaining approval and lease arrangements.

It was moved by Commissioner Keehn and seconded by Commissioner Williams to approve Application for Conditional Use Permit - Wireless Communications Facility – New Cingular Wireless PCS, LLC (AT&T). Voting yea: Martinisko, Keehn, Williams.

6. Items from Citizens not on Agenda

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

7. Items from Staff

Ms. Blue-Jones discussed recent decisions by the City Commission in relation to recent Planning and Zoning issues. Further discussion occurred about upcoming items expected to be heard by the Planning and Zoning Commission.

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, Williams.

There being no further business, the Planning and Zoning Commission adjourned at 4:16 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Vice-Chair, Planning & Zoning Commission

Minutes by Leah Blue-Jones, Zoning Coordinator