



Planning and Zoning Commission Regular Meeting Minutes

Wednesday, October 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, October 15, 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 (Secretary) Dave Bruce

Commissioner Ken Owens

Commissioner Jim Williams

City Commissioner Blake Joseph

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 of the October 1, 2025, Planning and Zoning Commission Meeting.

It was moved by Commissioner Keehn and seconded by Commissioner Williams to approve the minutes of the October 1, 2025, Planning and Zoning Commission Meeting. Voting yea: Martinisko, Bruce, Keehn, Owens, Williams.

4. Sign Review Commission

5. Planning and Zoning Commission

- a. Application for Plat - New Lots and Public Right of Way and Update to Existing Lot - Stage Run Addition legally described as Plat of Lots 1R, 7R and 12R, Block 5, formerly Lots 1, 7 and 12, Block 5; Lots 27, 30 and 58, Block 4 and the dedicated Public Right of Way of Palisades Tract of Deadwood Stage Run Addition to the City of Deadwood and a portion of Tract B of Palisades Stone Placer, M.S. 696 all 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.

Action Required:

1. Approval/Denial by the Deadwood Planning and Zoning Commission

Mr. Kuchenbecker introduced Application for Plat - New Lots and Public Right of Way and Update to Existing Lot - Stage Run Addition and reviewed the Staff Report.

Commissioner Martinisko requested zoning clarification. Bill Pearson introduced himself to the Commission and explained all zoning will be R1 - Residential with the exception of Lots 1R and 7R, which will be zoned R2 - Multi-Family Residential.

Further discussion about easements and turnarounds shown on the plat occurred.

It was moved by Commissioner Bruce and seconded by Commissioner Owens to approve Application for Plat - New Lots and Public Right of Way and Update to Existing Lot - Stage Run Addition. Voting yea: Martinisko, Bruce, Keehn, Owens, Williams.

6. Items from Citizens not on Agenda

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

Ms. Pat Dringman introduced herself to the Commission. Ms. Dringman represents the Stage Run Block Club. The Block Club has created a flyer that has been distributed to residents about secondary access to the Stage Run neighborhood. In addition, the Block Club intends to be on the November 3, 2025, City Commission agenda to voice concerns about access.

7. Items from Staff

Mr. Kuchenbecker discussed 2026 goals for the Beautification and Design Committee as well as gaming revenue.

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, Bruce, Owens, Williams.

There being no further business, the Planning and Zoning Commission adjourned at 4:18 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Minutes by Leah Blue-Jones, Zoning Coordinator