



Planning and Zoning Commission Meeting Minutes

Wednesday, April 15, 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, April 15, 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
Commissioner Jim Williams

City Commissioner Charles Eagleson

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 April 1, 2026, Planning and Zoning Commission Meeting.

It was moved by Commissioner Keehn and seconded by Commissioner Williams to approve the minutes of the April 1, 2026, Planning and Zoning Commission Meeting. Voting yea: Martinisko, Keehn, Owens, Williams.

4. Sign Review Commission

- a. Accept/reject portable sign approvals and disbursements.

Ms. Blue-Jones discussed recent approvals for portable signs.

It was moved by Commissioner Owens and seconded by Commissioner Keehn to accept portable sign approvals and disbursements. Voting yea: Martinisko, Keehn, Owens, Williams.

5. Planning and Zoning Commission

- a. Accept/Reject Finding of Facts and Conclusion - Conditional Use Permit (Optima LLC) legally described as The North 1/2 of Lot 13 and all of Lot 14 in Block 3, Fountain City Addition to the City of Deadwood.

Mr. Kuchenbecker reviewed Finding of Facts and Conclusion - Conditional Use Permit (Optima LLC).

It was moved by Commissioner Keehn and seconded by Commissioner Williams to accept Finding of Facts and Conclusion - Conditional Use Permit (Optima LLC). Voting yea: Martinisko, Keehn, Owens, Williams.

- b. Accept/Reject Finding of Facts and Conclusion - Conditional Use Permit (New Cellular Wireless) legally described as Tract C in McGovern Hill Addition to the City of Deadwood.

Mr. Kuchenbecker reviewed Finding of Facts and Conclusion - Conditional Use Permit (New Cellular Wireless).

It was moved by Commissioner Williams and seconded by Commissioner Keehn to accept Finding of Facts and Conclusion - Conditional Use Permit (Optima LLC). Voting yea: Martinisko, Keehn, Owens, Williams.

- c. Accept/Reject Finding of Facts and Conclusion - Conditional Use Permit - 21 Spring Street legally described as Lots 1 and 2, Block 5, Howard's Addition to the City of Deadwood, Lawrence County, South Dakota.

Mr. Kuchenbecker reviewed Finding of Facts and Conclusion - Conditional Use Permit (21 Spring Street).

It was moved by Commissioner Keehn and seconded by Commissioner Owens to accept Finding of Facts and Conclusion - Conditional Use Permit (Optima LLC). Voting yea: Martinisko, Keehn, Owens, Williams.

- d. Accept/reject Finding of Facts and Conclusion - Conditional Use Permit (Gold Country Laundromat) 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.

Mr. Kuchenbecker reviewed Finding of Facts and Conclusion - Conditional Use Permit (Gold Country Laundromat).

It was moved by Commissioner Williams and seconded by Commissioner Keehn to accept Finding of Facts and Conclusion - Conditional Use Permit (Optima LLC). 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. Informational: Consulting Party Letter published by New Cingular Wireless.

Mr. Kuchenbecker discussed Consulting Party Letter published by New Cingular Wireless.

- b. Discussion/recommendation to utilize encroachment easement or lease agreement with The Landmark on city owned property in Miller Street parking lot.

Mr. Kuchenbecker discussed pros and cons of an encroachment easement or lease agreement with The Landmark. Staff recommends a lease agreement be utilized. Discussion occurred about the purpose of the encroachment, aesthetics of the walk-in cooler that will result in the encroachment, cost of the lease, and the need for a public hearing prior to entering into a lease agreement.

Bids for the Crescent Street reconstruction project will occur tomorrow.

Work continues on 85 Charles Street.

A citizen complaint was received on a possible short-term rental operating illegally.

Businesses on Main Street in violation of the merchandise ordinance are being cited.

Real property recently declared surplus will soon be transferred to Economic Development for the purpose of being sold.

Discussion occurred about cell towers.

8. Adjournment

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

There being no further business, the Planning and Zoning Commission adjourned at 4:26 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Vice-Chair, Planning & Zoning Commission

Minutes by Leah Blue-Jones, Zoning Coordinator