



# Planning and Zoning Commission Regular Meeting Minutes

Wednesday, March 05, 2025 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

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## 1. Call to Order

The Planning and Zoning Commission Meeting was called to order by Chairman Martinisko on Wednesday, March 5, 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 (Secretary) Dave Bruce

Commissioner Charles Eagleson

Commissioner Ken Owens

## 3. Approval of Minutes

- a. Approve the minutes from the February 5, 2025 Planning and Zoning Commission Meeting.

***It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve the minutes from the February 5, 2025 Planning and Zoning Commission Meeting. Voting yea: Martinisko, Keehn, Bruce, Owens, Eagleson.***

## 4. Sign Review Commission

- a. Application for Sign Permit - 65 Sherman Street - Danny's Roadhouse (K. Darling). Applicant is requesting permission to install a new window sign. Proposed sign and location are compliant with sign ordinance.

Actions:

1. Approve/deny Application for Sign Permit as submitted

Mr. Kuchenbecker discussed Application for Sign Permit - 65 Sherman Street - Danny's Roadhouse (K. Darling) and stated the requested window sign would not require a variance.

***It was moved by Commissioner Bruce and seconded by Commissioner Eagleson to approve Application for Sign Permit - 65 Sherman Street - Danny's Roadhouse (K. Darling). Voting yea: Martinisko, Keehn, Bruce, Owens, Eagleson.***

## 5. Planning and Zoning Commission

- a. Review Findings of Fact and Conclusion - Conditional Use Permit - Specialty Resort – 57 Sherman Street (Sportsbook Deadwood, LLC) legally described as Landmark Tract of the City of Deadwood, formerly Lot 13, Lot 15, Lot 17, Lot 19, Lot 21, Lot 23, Lot 25, Lot 26, Lot 27, and the vacated alley between Lot 23 and Lot 25 all in Block 30 of the City of Deadwood according to the P.L. Rogers Map of the City of Deadwood; less and except Tract 1 of Miller Street Subdivision according to Plat Document #2012-05646, and less and except Wild Bill Lot according to Plat Document #2012-03484, all located in the SW 1/4 of Section 23, Township 5 North, Range 3 East of the Black Hills Meridian, City of Deadwood, Lawrence County, South Dakota.

Mr. Kuchenbecker discussed Findings of Fact and Conclusion - Conditional Use Permit - Specialty Resort – 57 Sherman Street (Sportsbook Deadwood, LLC). All conditions required by the Commission for the Conditional Use Permit to operate a Specialty Resort have been met.

***It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve Findings of Fact and Conclusion - Conditional Use Permit - Specialty Resort – 57 Sherman Street (Sportsbook Deadwood, LLC). Voting yea: Martinisko, Keehn, Bruce, Owens, Eagleson.***

- b. Review Findings of Fact and Conclusion - Conditional Use Permit - Specialty Resort – 65 Sherman Street (Sportsbook Deadwood, LLC) legally described as Lots 9 and 11 and the northeast twenty-four (24) feet of Lot 7, Block 30, Original Town of the City of Deadwood, Lawrence County, South Dakota.

Mr. Kuchenbecker discussed Findings of Fact and Conclusion - Conditional Use Permit - Specialty Resort – 65 Sherman Street (Sportsbook Deadwood, LLC) and advised the Commission that all conditions required for the Conditional Use Permit to operate a Specialty Resort have been met.

***It was moved by Commissioner Owens and seconded by Commissioner Keehn to approve Findings of Fact and Conclusion - Conditional Use Permit - Specialty Resort – 65 Sherman Street (Sportsbook Deadwood, LLC). Voting yea: Martinisko, Keehn, Bruce, Owens, Eagleson.***

## 6. Items from Citizens not on Agenda

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

## 7. Items from Staff

Mr. Kuchenbecker informed the Commission that HB 1159, which would have amended the formula for gaming revenues, did not pass legislation. The Chairman of the House Appropriations Committee complimented the presentation by stating it was the best presentation of the legislative session.

SB 171 creates a seller disclosure notifying potential buyers of a home's historic status.

The South Dakota Planners Association is meeting in Spearfish next week.

A new at-a-glance reference sheet for zoning uses is available on our website.

100% of Short-Term Rentals in town are current with their licensing requirements.

Stage Run will continue with stage 3 development come April.

Commissioner Eagleson congratulated Mr. Kuchenbecker and city staff on their efforts on HB 1159.

Discussion about local developments occurred.

**8. Adjournment**

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

There being no further business, the Planning and Zoning Commission adjourned at 4:17 p.m.

ATTEST:

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Chairman, Planning & Zoning Commission

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Secretary, Planning & Zoning Commission

***Minutes by Leah Blue-Jones, Zoning Coordinator***