



Planning and Zoning Commission Regular Meeting Minutes

Wednesday, March 18, 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 18, 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

Trent Mohr – Building Official
Leah Blue-Jones – Zoning Coordinator

3. Approval of Minutes

- a. Approve the minutes of the March 4, 2026, Planning and Zoning Commission Meeting.

It was moved by Commissioner Keehn and seconded by Commissioner Williams to approve the minutes of the March 4, 2026, Planning and Zoning Commission Meeting. Voting yea: Martinisko, Keehn, Owens, Williams.

4. Sign Review Commission

5. Planning and Zoning Commission

- a. Application for Plat - 57 Lincoln Avenue - (Reynolds) legally described as Lots 4A, 4B & 4C, Block 46 formerly Lot 4, Lot A and a portion of Lots 23, 24, 25 & 26, Block 46 Original Townsite City of Deadwood, Lawrence County, South Dakota located in the SW 1/4 of Section 23, T5N, R3E, B.H.M.

Action Required:

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

Ms. Blue-Jones introduced Application for Plat - 57 Lincoln Avenue - (Reynolds) and reviewed the Staff Report.

Paula Von Weller, neighbor, introduced herself to the Commission. Ms. Von Weller expressed concern about the potential for trees to be cut down, destabilization of

ground, change of view from her property, traffic, congestion, and construction activity should the property be developed in the future.

Ann Boldt, neighbor, introduced herself to the Commission. Ms. Boldt reiterated the same concerns as Ms. Von Weller.

Steve Olson, neighbor, introduced himself to the Commission. Mr. Olson stated he has concerns about drainage that could be created by curb cuts. While he understands the need for housing in Deadwood, the location at 57 Lincoln Avenue may not be the right place for it.

Commissioner Martinisko explained the purpose of today's review is to review the request for a re-plat of the property. If the property has homes developed on it in the future, it is allowable to do so under city ordinance. Citizen concerns will be taken into account when that time comes.

Commissioner Owens clarified that the Commission is not approving a housing development, only the re-drawing of lot lines.

Commissioner Williams stated the requested lots are acceptable per city ordinance. It is important for citizens to voice concerns as the project moves forward, but he can see no valid reason to refuse the request for a plat change.

It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve Application for Plat - 57 Lincoln Avenue - (Reynolds). Voting yea: Martinisko, Keehn, Owens, Williams.

- b. Application for Plat - 25 & 29 Terrace Street - (O'Shaughnessy) legally described as Lot 11A, Block 64 and Lot 1A, Block 65 formerly Lots 1, 2, & 3, Block 65, a portion of Lot 9, all of Lots 10 & 11, Block 64 and a portion of Probate Lot 103, City of Deadwood, Lawrence County, South Dakota.

Action Required:

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

Ms. Blue-Jones reviewed Application for Plat - 25 & 29 Terrace Street - (O'Shaughnessy) and discussed the Staff Report.

It was moved by Commissioner Williams and seconded by Commissioner Owens to approve Application for Plat - 25 & 29 Terrace Street - (O'Shaughnessy). Voting yea: Martinisko, Keehn, Owens, Williams.

- c. Application for Plat - Stage Run Lot 63 Block 4 - (PSF LLC) legally described as Lot 63, Block 4 of Palisades Tract of Deadwood Stage Run Addition to the City of Deadwood 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

Ms. Blue-Jones discussed Application for Plat - Stage Run Lot 63 Block 4 - (PSF LLC) and reviewed the Staff Report.

It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve Application for Plat - Stage Run Lot 63 Block 4 - (PSF LLC). Voting yea: Martinisko, Keehn, Owens, Williams.

- d. Approve/Deny Finding of Facts and Conclusion - Conditional Use Permit (HACA LLC) legally described as Lots 1, 2, 3, 4, 5, 6, and 7, Block 1 of Highland Park Addition to the City of Deadwood, Lawrence County, South Dakota, according to the Plat recorded in Book 1 Page 135.

Ms. Blue-Jones discussed Finding of Facts and Conclusion - Conditional Use Permit (HACA LLC).

It was moved to accept Finding of Facts and Conclusion - Conditional Use Permit (HACA LLC) by Commissioner Keehn and seconded by Commissioner Williams. 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

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, Owens, Williams.

There being no further business, the Planning and Zoning Commission adjourned at 4:20 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Vice-Chair, Planning & Zoning Commission

Minutes by Leah Blue-Jones, Zoning Coordinator