



# Planning and Zoning Commission Regular Meeting Minutes

Wednesday, April 16, 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, April 16, 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 Charles Eagleson  
Commissioner Ken Owens

City Commissioner Blake Joseph

### ABSENT

Commissioner (Vice-Chair) Josh Keehn  
Commissioner (Secretary) Dave Bruce

### STAFF PRESENT

Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer  
Trent Mohr, Building Official  
Leah Blue-Jones, Zoning Coordinator

Justin Lux, Parking and Transportation Director

## 3. Approval of Minutes

- a. Approve the minutes of the April 2, 2025, Planning and Zoning Commission Meeting.

***It was moved by Commissioner Eagleson and seconded by Commissioner Owens to approve the minutes from the April 2, 2025, Planning and Zoning Commission Meeting. Voting yea: Martinisko, Owens, Eagleson.***

## 4. Sign Review Commission

## 5. Planning and Zoning Commission

- a. Request for ordinance change to 17.32.030 Conditional Uses for C1 - Commercial zoning districts. Request made by citizens Josiah LaFrance and Trinity Conrad. Citizen is requesting that a Laundromat become an allowable Conditional Use to C1 - Commercial zoning districts.

Mr. Kuchenbecker discussed a citizen request by for a change to City Ordinance 17.32.030. Josiah LaFrance and Trinity Conrad requested that a laundromat become an allowable Conditional Use within the C1 - Commercial zoning district. When the ordinance was created in 1993, laundromats were not listed as a permitted use within the C1 - Commercial districts. Mr. LaFrance and Ms. Conrad are asking the Planning and Zoning Commission to give permission to have city staff draft an ordinance change to present to the City Commission.

Commissioner Joseph requested clarification if this agenda item is also meant to address a request for a Conditional Use Permit for a laundromat. Mr. Kuchenbecker explained that a Conditional Use Permit for a laundromat can not be requested at this time because it is not an allowable use within the C1 - Commercial zoning district. Before a Conditional Use Permit can be requested, an amendment to the ordinance will be required.

Discussion occurred regarding the reason for the requested ordinance change. Mr. Kuchenbecker explained there is a desire by the property owners at 138 Sherman Street to open a laundromat.

Commissioner Joseph asked if a laundromat at 138 Sherman Street would be compatible with the surrounding buildings. Mr. Kuchenbecker stated that parking may need to be addressed at this location. There is a public parking lot in the rear, and there could be a possibility of adding a side entrance on Cemetery Street.

Commissioner Joseph asked if sufficient utilities could be supplied to the location to support a laundromat. Mr. Kuchenbecker responded that he was unsure and it would need to be discussed further.

Commissioner Martinisko expressed his concern that a change to the ordinance would not only apply to the building at 138 Sherman Street, but would apply to every building located within the C1 - Commercial zoning district.

Further discussion occurred about the pros and cons of amending the ordinance and the process of doing so.

***It was moved by Commissioner Eagleson and seconded by Commissioner Owens to approve the request to amend Ordinance 17.32.030. Voting yea: Martinisko, Owens, Eagleson.***

- b. Application for Plat - New Lot and Public Right of Way - Stage Run Addition legally described as Plat of Lot 27, Block 4 and 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 discussed Application for Plat - New Lot and Public Right of Way - Stage Run Addition and reviewed the following conditions suggested by staff and outlined in the Staff Report:

1. No permits (building or otherwise) will be issued to any party for this parcel by the City until all street and associated infrastructure has been completed and accepted by the City of Deadwood per Chapter 16.08.010.
2. A bond shall be submitted to the City from the developer for the completion of the street and associated infrastructure equal to the cost of such to the parcel per Chapter 16.03.030.
3. The developer discloses these stipulations and/or conditions to any potential buyer.
4. The developer signs a legal document from the City of Deadwood acknowledging the stipulations and/or conditions set forth in any approval of this plat.
5. Upon completion of the above stipulations and/or conditions, the City will execute the necessary signatures for the plat to release for recording with the Lawrence County Register of Deeds.

Commissioner Martinisko confirmed the conditions were being put into place because the infrastructure is not yet complete.

***It was moved by Commissioner Owens and seconded by Commissioner Eagleson to approve Application for Plat - New Lot and Public Right of Way - Stage Run Addition subject to the five (5) conditions outlined within the Staff Report. Voting yea: Martinisko, Owens, Eagleson.***

- c. Review proposed amendment to Ordinance 5.06 - Mobile Food and Beverage Vending Permit.

Mr. Kuchenbecker discussed the proposed amendment to Ordinance 5.06 - Mobile Food and Beverage Vending Permit. This is a continuance of the discussion that occurred during the April 2, 2025 Planning and Zoning Commission meeting.

Proposed updates to the amendment since the previous discussion include the following:

1. Not permitting food trucks to operate on Lee Street.
2. Food trucks must be open at least 60% of the time.
3. Private property owners could have food trucks during special events.
4. If a food truck is owned and operated by a private property owner, and is therefore an extension of their business, the food truck can be open for up to six (6) months at a time but would be required to operate eight (8) hours a day, five (5) days a week when it is in operation.
5. Food trucks are to be prohibited from operating with residentially zoned districts.

Commissioner Martinisko inquired about food trucks operating on city property. Mr. Kuchenbecker responded that food trucks would still be permitted at the Pluma Welcome Center only.

Commissioner Martinisko asked if consideration had been given to allowing food trucks to operate within city owned parking lots. Mr. Kuchenbecker stated that is not

under consideration since every parking spot within the city is needed when special events occur.

***Commissioner Joseph left the meeting at 4:30 p.m.***

Mr. Kuchenbecker explained the ordinance amendment is still in the process of being created and will be presented to the City Commission once it is ready.

***It was moved by Commissioner Eagleson and seconded by Commissioner Owens to approve moving the proposed amendment to Ordinance 5.06 to the City Commission for review once it is ready. Voting yea: Martinisko, 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 stated the South Dakota Department of Transportation will hold an open house at City Hall at 5:30 p.m. on April 24, 2025 to discuss the proposed reconstruction of Highway 85 between Pluma and Lead. The rebuild will result in a pedestrian sidewalk along the side of the road.

Discussion occurred regarding the apartment building that was constructed at the Ridge Development along Highway 85.

**8. Adjournment**

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

There being no further business, the Planning and Zoning Commission adjourned at 4:38 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***