



# Planning and Zoning Commission Regular Meeting Minutes

Wednesday, April 20, 2022 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

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## 1. Call to Order

The meeting of the Deadwood Planning and Zoning Commission was called to order by Chairman Martinisko on Wednesday, April 20, 2022 at 5:00 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 Kevin Wagner  
Commissioner Vicki Dar

City Commissioner Charlie Struble

STAFF PRESENT

Jeremy Russell, Planning and Zoning Administrator  
Trent Mohr, Building Inspector  
Bonny Anfinson, Program Coordinator

## 3. Approval of Minutes

- a. Approval of March 2, 2022 Minutes

***It was moved by Commissioner Wagner and seconded by Commissioner Keehn to approve the March 2, 2022 minutes. Voting Yea: Martinisko, Keehn, Bruce, Wagner, Dar***

## 4. Sign Review Commission

## 5. Planning and Zoning Commission

- a. Approve/Deny Application for Temporary Vending at 692 Main Street for Steven Soffa.
- b. Approve/Deny Application for Temporary Vending at 555 Main Street for Leather Headquarters.

Chair Martinisko stated these items can be voted on together. Mr. Russell stated these two applications are for two temporary vending licenses for the rally. These applicants are not new to Deadwood as they come here every year. Our investigations into these applicants have found nothing fraudulent. ***It was moved by Commissioner Wagner and seconded by Commissioner Dar to approve the Temporary Vending Permits for 692 Main Street for Steven Soffa and***

***555 Main Street for Leather Headquarters. Voting Yea: Martinisko, Keehn, Bruce, Wagner, Dar***

**c. Final Plat - Creating Property Lines/Sale of Property - Stage Run - Deadwood Stage Run, LLC (William Pearson)**

LOTS 12A, 12B, 13A AND 13B, BLOCK 4A OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA FORMERLY A PORTION OF LOT 1, BLOCK 4A

Mr. Russell stated the applicant, WJP Holdings, LLC, is submitting this plat to facilitate the transfer of property and establish property lines in Stage Run Phase 2. Legally described as: LOTS 12A, 12B, 13A AND 13B, BLOCK 4A OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA FORMERLY A PORTION OF LOT 1, BLOCK 4A. ***It was moved by Commissioner Keehn and seconded by Commissioner Wagner to approve the plat legally described as LOTS 12A, 12B, 13A AND 13B, BLOCK 4A OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA FORMERLY A PORTION OF LOT 1, BLOCK 4A. Voting Yea: Martinisko, Keehn, Bruce, Wagner, Dar***

**d. Final Plat - Development and Creating Property Lines - 62 Denver Avenue - Louis & Linda Stojack**

LOTS 1 AND 2 OF TRACT 1 OF BLOCK N, O.T. DEADWOOD; FORMERLY THE E. PART OF LOT 13 AND PART OF LOT 12, BLOCK N, O.T. DEADWOOD, CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

Mr. Russell stated Louis and Linda Stojack are submitting a final plat for the purpose of creating a new lot for future sale. Legally described as: LOTS 1 AND 2 OF TRACT 1 OF BLOCK N, O.T. DEADWOOD; FORMERLY THE E. PART OF LOT 13 AND PART OF LOT 12, BLOCK N, O.T. DEADWOOD, CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. The property is located on Denver Avenue. The owners have been informed if they do sell this lot the new buyers will need to provide off street parking. This is a requirement for new construction in Deadwood. Mr. Martinsko asked how the city plans to enforce the off-street parking requirement. Mr. Russell stated when the design comes in for the project approval and building permit every department reviews it. ***It was moved by Commissioner Wagner and seconded by Commission Dar to approve the final plat at 62 Denver Avenue legally described as: LOTS 1 AND 2 OF TRACT 1 OF BLOCK N, O.T. DEADWOOD; FORMERLY THE E. PART OF LOT 13 AND PART OF LOT 12, BLOCK N, O.T. DEADWOOD, CITY OF***

***DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. Voting Yea:  
Martinisko, Keehn, Bruce, Wagner, Dar***

**6. Items from Citizens not on Agenda**

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

**7. Items from Staff**

Mr. Russell stated there probably won't be too many gaps between meetings anymore. At the next meeting there is a change of zoning request coming up on Water Street and a Conditional Use Permit on 29 Van Buren. The city has received five Form Es for Medical Cannabis. The first reading of the Food Truck Ordinance has gone before the City Commission. Trucks will be allowed in the Pluma parking lot. It will be approved at the City Commission's May 2, 2022, meeting.

**8. Adjournment**

***It was moved by Commissioner Wagner and seconded by Commissioner Keehn to adjourn the meeting of the Planning and Zoning Commission. Voting Yea: Martinisko, Keehn, Bruce, Wagner, Dar***

There being no further business, the Planning and Zoning Commission adjourned at 5:38 p.m.

ATTEST:

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Chairman, Planning & Zoning Commission

*Bonny Anfinson, Planning & Zoning Office/Recording Secretary*

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Secretary, Planning & Zoning Commission