



Planning and Zoning Commission Regular Meeting Minutes

Wednesday, October 19, 2022 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call to Order

The meeting of the Deadwood Planning and Zoning Commission was called to order by Chairman Martinisko on Wednesday, October 19, 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 Kevin Wagner
Commissioner Charles Eagleson

ABSENT

Commissioner (Secretary) Dave Bruce

STAFF PRESENT

Jeremy Russell, Planning and Zoning Administrator
Cindy Schneringer, Administrative Assistant
Kevin Kuchenbecker, Historic Preservation Officer and Interim Public Works Director

3. Approval of Minutes

a. Approval of October 5, 2022 Minutes

It was moved by Commissioner Keehn and seconded by Commissioner Wagner to approve the October 19, 2022 minutes. Voting Yea: Martinisko, Keehn, Wagner, Eagleson

4. Planning and Zoning Commission

a. Change of Zoning - Planned Unit Development - The Ridge Development - Preacher Smith, LLC and TRD, LLC (Randy & Cheri Horner)

Preacher Smith Tract; Lot A of Gov't Lots 13 and 19 in Section 11; Lot B of Gov't Lots 19 in Section 11 and Gov't Lot 12 of Section 14 and Lots 1 and 2 in Block 1B of the Ridge Development, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. Less Lot A of the Ridge Development.

Mr. Russell stated we have a request for a Change of Zoning, Planned Unit Development for The Ridge Development, Preacher Smith, LLC and TRD, LLC. The owners are Randy and Cheri Horner. Both are here along with Leah and Shannon. The purpose of this is a change of zoning request to go from Park Forest to a Planned Unit Development. General location is near the Preacher Smith monument. Legally described as follows Preacher Smith Tract; Lot A of Gov't Lots 13 and 19 in

Section 11; Lot B of Gov't Lots 19 in Section 11 and Gov't Lot 12 of Section 14 and Lots 1 and 2 in Block 1B of the Ridge Development, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. Less Lot A of the Ridge Development. As I stated in the opening, ownership for The Ridge is requesting to transition this area from a Park Forest Zoning District to a Planned Unit Development. Within my staff report under the staff discussion you'll see some of the highlights for this is they are requesting the following zoning districts: R1 - Residential, R2 – Residential Multi-Family, and Commercial Highway. There has been some confusion in the packet because of the words being used as R1 Modified and R2 Modified. These are not new zoning districts you would be adopting. They will still be zoned R1, R2 and Commercial Highway. These are requests they are asking to be allowed uses within the Planned Unit Development. These are some of the questions we received whether it was from calls or emails. Requests from the public to clear them up. These are not new zoning districts to be adopted. These are what they put in their application was a modification and I transition into my staff report. As you can see on the map on the screen, there are portions of the development they are wanting to do short-term rentals. They are also asking for setback reduction and the parking requirements be reduced by 20%.

Leah Berg provided a presentation of the development and how their requests evolved.

Chairman Martinisko opened the meeting for public comment. After some discussions Chairman Martinisko closed the public comment.

The Planning and Zoning Commission reviewed the request for the Planned Unit Development additional items and chose to vote on each request individually.

It was moved by Commissioner Wagner and seconded by Commissioner Keehn to approve the Planned Unit Development boundary. Voting Yea: Martinisko, Keehn, Wagner, Eagleson

It was moved by Commissioner Wagner and seconded by Commissioner Eagleson to approve the setbacks as outlined in the Planned Unit Development application. Voting Yea: Martinisko, Keehn, Wagner, Eagleson

It was moved by Commissioner Keehn and seconded by Commissioner Wagner to approve the request to reduce the parking to 20% for R2. Voting Yea: Martinisko, Keehn, Wagner Nay: Eagleson

It was moved by Commissioner Wagner and seconded by Commissioner Eagles to continue the modified zoning request for short-term rentals pending review from the City's legal counsel and what is the next step in regards to the Mayor's Task Force. Voting Yea: Martinisko, Keehn, Wagner, Eagleson

5. Items from Citizens not on Agenda

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

6. Items from Staff

Mrs. Schneringer provided an update regarding the open meetings act requirements and how this affects the Planning and Zoning Commission going forward.

7. Adjournment

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

There being no further business, the Planning and Zoning Commission adjourned at 6:23 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Cindy Schneringer, Planning & Zoning Office/Recording Secretary