



Planning and Zoning Commission Regular Meeting Minutes

Wednesday, February 04, 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, February 4, 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 January 7, 2026, Planning and Zoning Commission Meeting.

It was moved by Commissioner Keehn and seconded by Commissioner Williams to approve the minutes of the January 7, 2026, Planning and Zoning Commission Meeting. Voting yea: Martinisko, Keehn, Owens, Williams.

4. Sign Review Commission

5. Planning and Zoning Commission

- a. Application for Conditional Use Permit - Oralie's Development - Multi-Family Dwelling Unit 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.

Actions:

1. Public Hearing
2. Approve/Deny Application for Conditional Use Permit

Ms. Blue-Jones introduced Application for Conditional Use Permit - Oralie's Development - Multi-Family Dwelling Unit and reviewed the Staff Report.

Nancy Field, resident, introduced herself to the Commission. Ms. Field expressed concern that there is only one way in or out of the neighborhood, and it is very steep. If a multiple family dwelling unit was placed at the top of Burnham Avenue, disruption to the natural springs and water runoff will be affected. There have been times in the past when water has been an issue. This occurred due to a leak in a fire hydrant which resulted in her crawlspace flooding and erosion to her property. The more development there is at the top of the hill, the more likely it is that problems such as that will occur. In addition, in the event of a fire, there is one way out for residents and one way in for the Fire Department in the event of an emergency.

Karen Thilmony, resident, introduced herself to the Commission. Ms. Thilmony stated that parking is limited in the neighborhood and it can be difficult for residents to find parking on the street. Residents are not provided parking permits, resulting in non-residents parking there along with residents. In addition, the road is very steep and gets very icy in winter. Accidents sometimes occur in winter due to cars sliding. Further development at the top of the hill could cause more vehicles to slide and cause more accidents. In addition, vehicles that are not parked in the townhouse garages will need to go somewhere and there is no availability for extra vehicles. She is also concerned that residents along Burnham Avenue are not aware of the potential development.

Ms. Thilmony asked for clarification as to the size of the proposed dwellings. Mr. Conforti said the dwelling units will be moderately sized 2 bedrooms at approximately 1,200 square feet in size.

Fred Conforti, developer of the property, introduced himself to the Commission. Mr. Conforti explained the development will take into consideration the design of stormwater management. He is aware of the parking issue and the incline of the street. Parking for the townhomes will be underground and provide 2 parking spaces per unit.

Ms. Field commented that she believes residents and guests will utilize on-street parking regardless of the garages provided to townhome owners. During the busy season, vehicles park on both sides of the road leaving an area wide enough for only a single vehicle to get through the street. Ms. Field reiterated her concern about evacuation in the event of a fire. Ms. Field also expressed concern that if this development goes through, it could open the door to more development in the future.

Commissioner Martinisko inquired as to whether there will be additional off-street parking for guests. Mr. Conforti responded in the negative.

Mr. Mohr commented that staff has met with the developer several times, that engineers are involved in the project, and the currently unfinished section of Burnham Avenue will be completed to city specifications. Water runoff will be captured and redirected to an area where it will not cause damage. The runoff area will run behind the properties on the east side of Burnham Avenue.

Commissioner Williams stated the Conditional Use Permit allows more control over the development. If each lot on the top of Burnham Avenue were built as single family dwelling units without Conditional Use Permits, such a development could create much more impact on the neighborhood.

Commissioner Keehn asked if the developer had future plans to develop Lots 1 through 13 of Block 2 after the townhomes on Block 1 are built. Mr. Conforti responded that Block 2 could not be developed due to the steep topography.

Further discussion occurred about State of South Dakota requirements for Notices of Public Hearings.

It was moved by Commissioner Williams and seconded by Commissioner Owens approve the Conditional Use Permit if the four (4) conditions outlined in the Staff Report are met by the developer and continuously monitored. 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

Discussion occurred about Short-Term Rental licensing as well as the dissolution of a few existing Bed and Breakfast Establishments in town.

Work continues on Deadwood's 150th celebrations that will take place throughout the year.

8. Adjournment

It was moved by Commissioner Keehn and seconded by Commissioner Williams to adjourn the Planning and Zoning Commissson meeting. Voting yea: Martinisko, Keehn, Owens, Williams.

There being no further business, the Planning and Zoning Commission adjourned at 4:35 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Vice-Chair, Planning & Zoning Commission

Minutes by Leah Blue-Jones, Zoning Coordinator