



# Planning and Zoning Commission Regular Meeting Agenda

Wednesday, December 17, 2025 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

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1. **Call to Order**

2. **Roll Call**

3. **Approval of Minutes**

- a. Approve the minutes of the December 3, 2025, Planning and Zoning Commission Meeting.

4. **Sign Review Commission**

- a. Application for Sign Permit - 79 Sherman Street - Sharon Jacobs. Applicant is requesting permission to install two (2) new wall signs. Proposed signs and their locations are compliant with ordinance.

Actions:

- 1. Approve/deny request for Sign Permit

5. **Planning and Zoning Commission**

- a. Annual Review - Conditional Use Permit for Specialty Resort – 57 Sherman Street (Sportsbook Deadwood LLC) legally described as Landmark Tract of the City of Deadwood, formerly Lot 13, Lot 15, Lot 17, Lot 19, Lot 21, Lot 23, Lot 25, Lot 26, Lot 27 and the vacated alley between Lot 23 and Lot 25 all in Block 30 of the City of Deadwood according to the P.L. Rogers Map of the City of Deadwood; less and except Tract 1 of Miller Street Subdivision according to Plat Document #2012-05646, and less and except Wild Bill Lot according to Plat Document #2012-03484, all located in the SW 1/4 of Section 23, Township 5 North, Range 3 East of the Black Hills Meridian, City of Deadwood, Lawrence County, South Dakota.

Action Required:

- 1. Public Hearing
- 2. Approval/Denial of continued use by Planning and Zoning Commission

- b. Annual Review - Conditional Use Permit for Specialty Resort – 65 Sherman Street (Sportsbook Deadwood LLC) legally described as Lots 9 and 11 and the northeast twenty-four (24) feet of Lot 7, Block 30, Original Town of the City of Deadwood, Lawrence County, South Dakota.

Action Required:

- 1. Public Hearing
- 2. Approval/Denial of continued use by Planning and Zoning Commission

- c. Application for Conditional Use Permit - 604 Main Street - Vacation Home Establishment (Nugget Saloon LLC) legally described as Lots 26 and 26A being a portion of Block 15, O.T., City of Deadwood, located in the SW 1/4 of Section 23, T5N R3E, B.H.M., Lawrence County, South Dakota.

Actions:

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

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

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

7. **Items from Staff**

- a. Tentative Schedule of Activities for Deadwood's Sesquicentennial Celebration and America 250
- b. 2026-2030 Capital Improvement Plan for the City of Deadwood adopted by City Commission. (Adopted 12-01-2025)

8. **Adjournment**