



Planning and Zoning Commission Meeting Agenda

Wednesday, July 15, 2026 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes**
 - a. Approve the minutes of the July 1, 2026, Planning and Zoning Commission Meeting.
4. **Sign Review Commission**
 - a. Application for Portable Sign for 688 Main Street (Maverick's Steak & Cocktails).
Action Required:
Approve/Deny Portable Sign
 - b. Application for Sign Permit - 78 Cliff Street (Northern Hills Federal Credit Union). Applicant has been contracted to provide all new signage at this location. Four (4) signs requested including wall and freestanding signs. All signs and their proposed locations are compliant with ordinance.
Actions:
 1. Approve/deny request for Sign Permit
5. **Planning and Zoning Commission**
 - a. Approve issuance of a Temporary Vendors License to Opera House Tattoo Parlour. A request has been made to operate out of 658 Main Street during the Sturgis Rally.
 - b. Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 7 Burlington Street – Burlington B&B, legally described as Lots 3 and 4 of Peck's Garden subdivision of part of Probate Lots 138 and 327, Deadwood City, Lawrence County, SD, according to the recorded plat thereof.
Action Required:
 1. Public Hearing
 2. Approval/Denial of continued use by Planning and Zoning Commission
 - c. Annual Review - Conditional Use Permit for Vacation Home Establishment – 596 Main Street – JVK-SD, LLC, legally described as Lot 34 in Block 15, being a part of Mineral Lot 38, and also known as Lot 4, in Block 7 of the City of Deadwood, also known as 596 Main Street, Deadwood, South Dakota.
Action Required:
 1. Public Hearing

2. Approval/Denial of continued use by Planning and Zoning Commission

- d. Application for Plat - 27 Lincoln Avenue (D. Castanie) legally described as Lot 4A of Block 42, formerly Lots 4, 5, 6, 7, 8, 9, 10 & 11, Block 42 part of Lots H, I, J & K, Block 35, vacated Cemetery Street and vacated alley located in the NW 1/4 of Section 26 and the SW 1/4 Section 23, T5N, R3E, B.H.M., Original Townsite, City of Deadwood, Lawrence County, South Dakota.

Action Required:

1. Public Hearing

2. Approval/Denial by Deadwood Planning and Zoning Commission

- e. Application for Plat - 225 Cliff Street (Deadwood Land Company BHCI LLC) legally described as Deadwood's Gulch's of Fun Lot 1B and Lot 1C, being a portion of Deadwood Gulch Addition II. Formerly Deadwood Gulch's of Fun Tract 1, Lot AB10 in the US Highway 85 right-of-way in M.S. 107, lying adjacent to Deadwood Gulch's of Fun Tract 1, being a portion of Deadwood Gulch Addition II, and "lying adjacent to Deadwood Gulch's of Fun Tract 1" (Plat Doc #2017-4517 Surveyor's Affidavit of Correction Doc #2019-840), Lot AB1 in the US Highway 85 right-of-way. All located in the E 1/2 and SE 1/4 of Section 27, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

Action Required:

1. Public Hearing

2. Approval/Denial by Deadwood Planning and Zoning Commission

- f. Request for Variance - 199 Cliff Street (M. Reynolds) legally described as Lots 27, 28 and 30 and vacated McDonald Street of Pecks Gardens Subdivision, located in the NE 1/4 and the SE 1/4 Section 27, T5N, R3E, B.H.M. City of Deadwood, Lawrence County, South Dakota.

Action Required:

1. Public Hearing

2. Approval/Denial by Deadwood Planning and Zoning Commission

- g. Application for Plat - 199 Cliff Street (M. Reynolds) legally described as Lots 27, 28 and 30 and vacated McDonald Street of Pecks Gardens Subdivision, located in the NE 1/4 and the SE 1/4 Section 27, T5N, R3E, B.H.M. City of Deadwood, Lawrence County, South Dakota.

Action Required:

1. Public Hearing

2. Approval/Denial by Deadwood Planning and Zoning Commission

- h. Application for Plat - Charles Street (Optima LLC) legally described as Lots 9R, 13R and 17R in Block 71, Original Town of Deadwood, formerly Lots 9, 11, 13, 15, 17 & 107B in Block 71, Original Town of Deadwood according to the P.L. Rogers Map of the City of Deadwood (Lots 15 and 17 are also described historically as Lots 17 and

19 in Block 1 of Cleveland Addition to the City of Deadwood), Original Townsite, City of Deadwood, Lawrence County, South Dakota located in Section 26, T5N, R3E, BHM.

Action Required:

1. Public Hearing

2. Approval/Denial by Deadwood Planning and Zoning Commission

- i. Request for Zoning Amendment - Charles Street (Optima LLC) legally described as Lots 9R, 13R and 17R in Block 71, Original Town of Deadwood, formerly Lots 9, 11, 13, 15, 17 & 107B in Block 71, Original Town of Deadwood according to the P.L. Rogers Map of the City of Deadwood (Lots 15 and 17 are also described historically as Lots 17 and 19 in Block 1 of Cleveland Addition to the City of Deadwood), Original Townsite, City of Deadwood, Lawrence County, South Dakota located in Section 26, T5N, R3E, BHM.

Action Required:

1. Public Hearing

2. Approval/Denial by Deadwood Planning and Zoning Commission

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

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

7. **Items from Staff**

8. **Adjournment**