



# Planning and Zoning Commission Regular Meeting Agenda

Wednesday, July 19, 2023 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. Approval of July 5, 2023 Minutes

4. **Sign Review Commission**

5. **Planning and Zoning Commission**

- a. Public Hearing - Request for Conditional Use Permit - RV Campground - 20577 Highway 85 - B&L Properties, LLC (Brad Kooiker).

- b. Conditional Use Permit - RV Campground - 20577 Highway 85 - B&L Properties, LLC (Brad Kooiker)

LOT A IN LOT H2 OF H.E.S. No. 613 IN THE NE1/4 OF SECTION 11, T5N, R3E, BHM, LAWRENCE COUNTY, SOUTH DAKOTA

**AND**

LOT C IN H.E.S. No. 613 IN THE NE1/4 OF SECTION 11, T5N, R3E, BHM, CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

Action Required:

1. Approval/Denial by the Deadwood Planning & Zoning Commission
- c. Discussion and recommendation to Board of Adjustment for setback variance for construction of new carport at 3 Pearl Street - Bob & Bonita Goode
- d. Change of Zoning - Planned Unit Development - Amend Stage Run PUD - The Summit at Deadwood Stage Run, LLC

Palisades Tract of Deadwood Stage Run Addition, formerly Tracts E, F, G, H, I, J, K and L and the remaining portion of MS 696 Palisades Stone Placer, all located in the SW1/4, 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, BHM, City of Deadwood, Lawrence County, South Dakota.

**AND**

TRACT D-2, FORMERLY TRACT D OF M.S. 696 PALISADES PLACER, ALL LOCATED IN THE NE1/4 AND THE SE1/4, SECTION 15, T5N, R3E, B.H.M., LAWRENCE COUNTY, SOUTH DAKOTA.

**AND**

TRACT B OF PALISADES STONE PLACER MS 696, LAWRENCE COUNTY, SOUTH DAKOTA, RECORDED IN PLAT DOC. #84-2419.

Action Required:

1. Approval/Denial by the Deadwood Planning and Zoning Commission
- e. Consider donation and recommendation of parcel of ground to expand Stage Run Park from The Summit at Deadwood Stage Run, LLC to the City of Deadwood. (See attached plat.)
- f. Change of Zoning - Planned Unit Development - Amend The RIDGE at Deadwood PUD - Preacher Smith, LLC and TRD, LLC (Randy & Cheri Horner)

PREACHER SMITH TRACT (LESS LOT A OF THE RIDGE DEVELOPMENT); 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.

Action Required:

1. Approval/Denial by the Deadwood Planning and Zoning Commission
- g. Preliminary Plat for Creating Lot Lines - The Ridge Development

PRELIMINARY PLAT OF LOTS 90 THRU 94 OF BLOCK 1 OF THE RIDGE DEVELOPMENT. FORMERLY A PORTION OF BLOCK 1 OF THE RIDGE DEVELOPMENT.

**AND**

LOT 1 OF BLOCK 2 OF THE RIDGE DEVELOPMENT AND LOT 15 OF BLOCK 1B OF THE RIDGE DEVELOPMENT. FORMERLY A PORTION OF PREACHER SMITH TRACT.

**AND**

THE DEDICATED PUBLIC RIGHT-OF-WAY OF WILD CANYON DRIVE AND GOLD SPIKE DRIVE ALL LOCATED IN GOV'T LOT 5 IN SECTION 12 AND GOV'T LOTS 10 & 12 IN SECTION 11 OF TOWNSHIP 5 NORTH, RANGE 3 EAST, BLACK HILLS MERIDIAN, CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA.

Action Required:

1. Approval/Denial by the Deadwood Planning and Zoning Commission
- h. Final Plat of Townhome Lots - The RIDGE at Deadwood - Randy & Cheri Horner
- PLAT OF UTILITY LOT 1 AND LOTS 3-14 OF BLOCK 1B OF THE RIDGE DEVELOPMENT. FORMERLY A PORTION OF PREACHER SMITH TRACT LOCATED IN GOV'T LOTS 10 AND 12 OF SECTION 11, T.5N., R.3E., B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

Action Required:

1. Approval/Denial by the Deadwood Planning and Zoning Commission
- i. Discussion and recommendation to the Deadwood Board of Adjustment on request for variance for street grades - The RIDGE at Deadwood - Preacher Smith, LLC.

- j. Discussion and recommendation to the Deadwood Board of Adjustment on request for variance for Curb, Gutters, Sidewalks, and Storm Sewer requirements - The RIDGE at Deadwood - Preacher Smith, LLC.

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

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

7. **Items from Staff**

- a. Fassbender Collection Newsletter

8. **Adjournment**

*Planning and Zoning Commission meetings are not available by Zoom unless requested.*