



Planning and Zoning Commission Regular Meeting Agenda

Wednesday, August 20, 2025 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call to Order**

2. **Roll Call**

3. **Approval of Minutes**

- a. Planning Zoning meeting minutes

4. **Sign Review Commission**

- a. Application for Sign Permit - 50 Tatanka Drive - RCS Construction. Applicant is requesting permission to install a new freestanding sign. Proposed sign and location are compliant with sign ordinance.

Actions:

- 1. Approve/deny Application for Sign Permit as submitted

- b. Application for Sign Permit - 666 Main Street - Cem Iskender (Deadwood Rustic). Applicant is requesting permission to install a projecting sign. Proposed sign and location are compliant with sign ordinance.

Actions:

- 1. Approve/deny Application for Sign Permit as submitted

5. **Planning and Zoning Commission**

- a. 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

- b. Annual Review - Conditional Use Permit for Specialty Resort – 20577 Hwy 85 – Can Am 85 VRBO-RV, legally described as Lot 34 in Block 15, being a part of Mineral Lot 38, and also known as Lot A in Lot H2 of H.E.S. No. 613 in the NE 1/4 of Section 11, T5N, R3E, BHM, Lawrence County, South Dakota

And

Lot C in H.E.S. No. 613 in the NE 1/4 of Section 11, T5N, R3E, BHM, City of Deadwood, Lawrence County, South Dakota.

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 – 64 Cliff Street – Owson Properties LLC, legally described as Lot X2 of Riverside Addition City of Deadwood, Lawrence County, South Dakota, formerly Lot X of Riverside Addition located in the NE 1/4 of Section 27, T5N, R3E, B.H.M.

Action Required:

1. Public Hearing
 2. Approval/Denial of continued use by Planning and Zoning Commission
- d. Annual Review - Conditional Use Permit for Vacation Home Establishment – 36 Water Street – Deadwood Rentals - Creekside, legally described as Tract A, an 8' platted alley and a portion of Lot R-1 of the City of Deadwood railroad property all located in the Hillsdale Addition to the City of Deadwood, in the NW 1/4 of Section 26, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

And

Tract B-1, McGovern Hill Addition of the City of Deadwood, located in the NW 1/4 NW 1/4 of Section 26 T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

Action Required:

1. Public Hearing
 2. Approval/Denial of continued use by Planning and Zoning Commission
- e. Annual Review - Conditional Use Permit for Vacation Home Establishment – 819 Main Street – Deadwood Rentals - Main, legally described as Lot 12 in Block A of Sunnyside Addition to the City of Deadwood as set out in Plat Book 3 Page 251, Lawrence County, South Dakota, except that part deeded to the State of South Dakota for highway purposes as set out in Book 372 Page 58 and Page 168.

And

Tract A-1 in Block A, a replat of Tracts "A" and "B" of the subdivision of Lot 13, Block A of Sunnyside Addition, located in the NW 1/4 NE 1/4 of Section 27, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota, according to Plat filed in Document No. 2001-4003.

Action Required:

1. Public Hearing
 2. Approval/Denial of continued use by Planning and Zoning Commission
- f. Application for Conditional Use Permit - 138 Sherman Street - Laundromat (Deadwood Laundry Co.) legally described as Lot Twenty-Two (22) in Block Forty (40), Original Town of the City of Deadwood, Lawrence County, South Dakota, according to the P.L. Rogers Map of said City of Deadwood.

Actions:

1. Public Hearing

2. Approve/Deny Application for Conditional Use Permit

- g. Application for Conditional Use Permit - 5 Charles Street - Vacation Home Establishment (Ole Grey Barn LLC) legally described as The southwesterly one-half of Lot 2 and all of Lot 3 in Block 69 of the City of Deadwood, Lawrence County, South Dakota, according to P.L. Rogers plat.

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. Fassbender 2025 Summer Newsletter

8. **Adjournment**

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