



# Planning and Zoning Commission Meeting Agenda

Wednesday, May 20, 2026 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 April 15, 2026, Planning and Zoning Commission Meeting.
4. **Sign Review Commission**
  - a. Application for Sign Permit - 300 Cliff St - Agora - Applicant is requesting permission to install a new valance sign. The applicant has completed a remodel of this building and it will now be a coffee and wine bar. The sign will display business name. Please Note: Rendering is not to scale and the proposed sign is 12 inches in height. The proposed sign and location are compliant with the sign ordinance.  
Actions:
    1. Approve/Deny Application for Sign Permit.
  - b. Application for Sign Permit - 621 Main St - Maverick Souvenir Shack - Applicant is requesting permission to install a new wall sign. The sign will display business name and be a vinyl wrapped metal panel. Signs and locations are compliant with sign ordinance.  
Actions:
    1. Approve/deny Application for Sign Permit.
  - c. Application for Sign Permit - 692 Main St - First floor in the Elk's building. Applicant is requesting permission to replace an existing sign with a sign the same size with different graphics. The "Eatery" indicated on the existing sign is no longer at this location. The proposed sign and location are compliant with the sign ordinance.  
Actions:
    1. Approve/deny Application for Sign Permit.
5. **Planning and Zoning Commission**
  - a. Annual Review - Conditional Use Permit for Specialty Resort – 21 Lincoln Avenue – 1899 Inn, legally described as Lots 1, 2, 3 and adjoining vacated alley and the southeasterly 10 feet of Lots 12, 13 and 14, in Block 42, according to the P.L. Rogers map of the City of Deadwood, Lawrence County, South Dakota.  
Action Required:
    1. Approval/Denial of continued use by Planning and Zoning Commission

- b. Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 25 Lincoln Avenue – 1899 Inn Cottage, legally described as Lots 12, 13 and 14, Block 42 in the City of Deadwood, Lawrence County, South Dakota, except the southeasterly 10 feet of Lots 12, 13 and 14 and one-half of the vacated alley, Block 42, previously conveyed to Dennis L. McKay and Linda M. McKay. Also that portion of Lots E, F and G, Block 35 of Probate Lot 226 and sometimes referred to as Child's Addition to the City of Deadwood, quit claimed by Francis Caneva to Lawrence C. McKay, all according to the P.L. Rogers map of the City of Deadwood, Lawrence County, South Dakota.

Action Required:

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

- c. Annual Review - Conditional Use Permit for Vacation Home Establishment – 29 Lee Street – 47 North, LLC, legally described as Lot B in Block 18 of the City of Deadwood, Lawrence County, South Dakota, also known as 29 Lee Street, according to P.L. Rogers Map.

Action Required:

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

- d. Annual Review - Conditional Use Permit for Vacation Home Establishment – 140 Timm Lane – Hidden Gulch Cabin, legally described as Lot 6 of the Arnio Subdivision of M.S. 107, according to S.C. Berry plat recorded in Plat Book 2 Page 88D, City of Deadwood, Lawrence County, South Dakota.

Action Required:

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

- e. Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 771 Main Street – Tucker Inn, legally described as Lots 7 and 8, Block 24, Original Town, City of Deadwood, Lawrence County, South Dakota.

Action Required:

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

- f. Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 768 Main Street – The Jordans, legally described as Part of Lots 46 & 47, Block 23, Original Townsite, City of Deadwood, Lawrence County, South Dakota.

Action Required:

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

- g. Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 29 Van Buren Avenue – Victorian on Van Buren, legally described as The southerly 57 feet of Lots 21, 22, 23 and 24, Block 50, Original Townsite, City of Deadwood, Lawrence County, South Dakota.

Action Required:

- 1. Approval/Denial of continued use by 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**

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