



Planning and Zoning Commission Regular Meeting Minutes

Wednesday, December 17, 2025 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call to Order

The Planning and Zoning Commission Meeting was called to order by Chairman Martinisko on Wednesday, December 17, 2025, at 4:00 p.m. in the Deadwood City Hall Meeting Room, located at 102 Sherman Street, Deadwood, SD 57732.

2. Roll Call

PRESENT

Commissioner (Chair) John Martinisko
Commissioner (Vice-Chair) Josh Keehn
Commissioner (Secretary) Dave Bruce
Commissioner Ken Owens

City Commissioner Charles Eagleson

ABSENT

Commissioner Jim Williams

STAFF PRESENT

Kevin Kuchenbecker – Planning, Zoning and Historic Preservation Officer
Trent Mohr – Building Official
Leah Blue-Jones – Zoning Coordinator

3. Approval of Minutes

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

It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve the minutes of the December 3, 2025, Planning and Zoning Commission meeting. Voting yea: Martinisko, Keehn, Bruce, Owens.

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

Mr. Mohr discussed Application for Sign Permit - 79 Sherman Street - Sharon Jacobs and reviewed the Staff Report.

It was moved by Commissioner Bruce and seconded by Commissioner Owens to approve Application for Sign Permit - 79 Sherman Street - Sharon Jacobs. Voting yea: Martinisko, Keehn, Bruce, Owens.

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

Mr. Kuchenbecker introduced Annual Review - Conditional Use Permit for Specialty Resort – 57 Sherman Street (Sportsbook Deadwood LLC) and informed the Commission that the property owner has requested a continuation of their annual review.

It was moved by Commissioner Keehn and seconded by Commissioner Owens to continue Annual Review - Conditional Use Permit for Specialty Resort – 57 Sherman Street (Sportsbook Deadwood LLC) until the January 7, 2026 Planning and Zoning Commission Meeting. Voting yea: Martinisko, Keehn, Bruce, Owens.

- 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

Mr. Kuchenbecker introduced Annual Review - Conditional Use Permit for Specialty Resort – 65 Sherman Street (Sportsbook Deadwood LLC) and advised the Commission that the property owner has requested a continuation of their annual review.

It was moved by Commissioner Bruce and seconded by Commissioner Owens to continue Annual Review - Conditional Use Permit for Specialty Resort – 65 Sherman Street (Sportsbook Deadwood LLC) until the January 7, 2026, Planning and Zoning Commission Meeting. Voting yea: Martinisko, Keehn, Bruce, Owens.

- 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

Mr. Kuchenbecker discussed Application for Conditional Use Permit - 604 Main Street - Vacation Home Establishment (Nugget Saloon LLC) and reviewed the Staff Report. Discussion occurred about the location of the proposed Vacation Home.

It was moved by Commissioner Bruce and seconded by Commissioner Owens to approve the Application for Conditional Use Permit - 604 Main Street - Vacation Home Establishment (Nugget Saloon LLC) with conditions outlined in the staff report. Voting yea: Martinisko, Keehn, Bruce, Owens.

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

Mr. Kuchenbecker discussed Deadwood's Sesquicentennial and discussed the various events that will occur throughout 2026. In addition, businesses and residents will be encouraged to utilize bunting to create a patriotic theme throughout the town.

- b. 2026-2030 Capital Improvement Plan for the City of Deadwood adopted by City Commission. (Adopted 12-01-2025)

Mr. Kuchenbecker introduced the 2026 - 2030 Capital Improvement Plan and briefly reviewed the document with the Commission.

Mr. Kuchenbecker informed the Commission that the wind caused a tree to fall on Denver Avenue which affected power lines. In addition, a retaining wall on Denver Avenue collapsed.

The Franklin Hotel has completed the restoration of guest rooms and facade work via a grant from Historic Preservation.

The Deadwood Public Library is holding a Christmas open house on December 18.

The Ridge Apartments are nearing completion.

Ms. Blue-Jones discussed sandwich boards and the new ordinance requirements.

8. Adjournment

It was moved by Commissioner Owens and seconded by Commissioner Keehn to adjourn the Planning and Zoning Commission Meeting. Voting yea: Martinisko, Keehn, Bruce, Owens.

There being no further business, the Planning and Zoning Commission adjourned at 4:18 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Minutes by Leah Blue-Jones, Zoning Coordinator