



Planning and Zoning Commission Regular Meeting Minutes

Wednesday, December 03, 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 3, 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
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 November 19, 2025, Planning and Zoning Commission Meeting.

It was moved by Commissioner Keehn and seconded by Commissioner Williams to approve the minutes of the November 19, 2025, Planning and Zoning Commission meeting. Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

4. Sign Review Commission

5. Planning and Zoning Commission

- a. Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 54 Taylor Avenue (Debra Kahler) legally described as Lot A, Lot D and Lot E of the subdivision of Lots 67 and 68, the southerly part of Lot 66 Block 35, and parts of Lots 28 through 36, Block 35, of the City of Deadwood, South Dakota, according to Plat Book 3 page 79-90, Lawrence County, South Dakota.

Action Required:

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

Mr. Kuchenbecker discussed Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 54 Taylor Avenue (Debra Kahler) and reviewed the Staff Report.

It was moved by Commissioner Bruce and seconded by Commissioner Owens to approve Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 54 Taylor Avenue (Debra Kahler) with nine (9) conditions. Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

- b. Annual Review - Conditional Use Permit for Vacation Home Establishment – 606.5 Main Street (The Nugget) legally described as Lot 24, in Block 15 of the Original Townsite of the City of Deadwood, Lawrence County, south Dakota, according to P.L. Rogers Map except a portion of land along the southerly side of Lot 24, Block 15 being 8 inches in width fronting on Main and back of even width of 100' as set forth in deed and recorded in Book 162 Page 243.

Action Required:

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

Mr. Kuchenbecker reviewed Annual Review - Conditional Use Permit for Vacation Home Establishment – 606.5 Main Street (The Nugget) and discussed the Staff Report.

Commissioner Martinisko inquired about parking for the establishment. Mr. Lee Harstad, Property Manager, introduced himself to the Commission and explained most guests park in the Broadway Ramp and receive validated parking.

It was moved by Commissioner Williams and seconded by Commissioner Keehn to approve Annual Review - Conditional Use Permit for Vacation Home Establishment – 606.5 Main Street (The Nugget) with seven (7) conditions. Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

- c. Application for Plat - Booster Station Lot - Stage Run Addition (PSF LLC) legally described as Booster Station Lot, Block 4 of Palisades Tract of Deadwood Stage Run Addition to the City of Deadwood all located in the SW 1/4 of Section 14, the SE 1/4 of Section 15, the NE 1/4 NE 1/4 of Section 22 and the N 1/2 NW 1/4 of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

Action Required:

1. Approval/Denial by the Deadwood Planning and Zoning Commission

Mr. Kuchenbecker reviewed Application for Plat - Booster Station Lot - Stage Run Addition (PSF LLC) and discussed the Staff Report.

Commissioner Martinisko inquired as to the future intentions of the lot. Bill Pearson, representative of PSF LLC, introduced himself to the Commission and explained the intention is for ownership of the lot to eventually be transferred to the city.

It was moved by Commissioner Bruce and seconded by Commissioner Owens to approve Application for Plat - Booster Station Lot - Stage Run Addition (PSF LLC). Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

6. Items from Citizens not on Agenda

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

7. Items from Staff

- a. Motion to acknowledge the Planning & Zoning Commission has reviewed the "Conducting the Public's Business in Public - A guide to South Dakota's Open Meetings Laws" brochure (Per SB 14. SDCL 1-25-13.)

Mr. Kuchenbecker discussed "Conducting the Public's Business in Public - A guide to South Dakota's Open Meetings Laws" brochure.

It was moved by Commissioner Keehn and seconded by Commissioner Owens that the Planning and Zoning Commission has reviewed South Dakota's Open Meeting Laws. Voting yea: Martinisko, Keehn, Bruce, Owens, Williams.

Mr. Kuchenbecker discussed a potential development for 57 Lincoln Avenue. The new owner of the property would like to divide the property into three (3) separate lots to allow for two (2) new homes in addition to the existing home. A variance to lot sizes for the lots would be required to accomplish this goal. No other variances would be required for the project. Further discussion about the potential project occurred.

It is anticipated that 1.5 miles of trails will be built in 2026. The trail will begin at the new parking lot south of the Lodge and end at the Bunkhouse.

Plans for Deadwood's 150th birthday are underway. Included will be a chuckwagon cookoff in Gordon Park.

The Community Christmas lighting will occur this Friday, December 5 at 5:00 p.m. The chimes from the Adams Museum will ring at 5:00 and 6:00 p.m. Following the celebration, the chimes will ring daily at noon and 5:00 p.m.

The dedication of phase three (3) of Mystery Wagon Road was approved by the City Commission on Monday, December 1 subject to completion of a punch list. Palisades Stone Street will be completed during the next phase of the development.

The Ridge Apartments are hooking up to city infrastructure and are close to being completed.

8. Adjournment

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

There being no further business, the Planning and Zoning Commission adjourned at 4:22 p.m.

ATTEST:

Chairman, Planning & Zoning Commission
Commission

Secretary, Planning & Zoning

Minutes by Leah Blue-Jones, Zoning Coordinator