



Planning and Zoning Commission Regular Meeting Minutes

Wednesday, October 01, 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, October 1, 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 Ken Owens

Commissioner Jim Williams

City Commissioner Blake Joseph

ABSENT

Commissioner (Secretary) Dave Bruce

STAFF PRESENT

Kevin Kuchenbecker – Planning, Zoning and Historic Preservation Officer

Leah Blue-Jones – Zoning Coordinator

3. Approval of Minutes

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

It was moved by Commissioner Owens and seconded by Commissioner Williams to approve the minutes from the September 3, 2025, Planning and Zoning Commission Meeting. Voting yea: Martinisko, Keehn, Owens, Williams.

4. Sign Review Commission

- a. Application for Sign Permit - 732 Main Street - Kristine Villafuerte. Applicant is requesting permission to amend existing permit to install a new freestanding sign. Proposed sign and location are compliant with sign ordinance.

Actions:

1. Approve/deny amendment to existing Sign Permit

Ms. Blue-Jones introduced Application for Sign Permit - 732 Main Street - Kristine Villafuerte and discussed the requested amendment to an existing permit.

It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve Application for Sign Permit - 732 Main Street. Voting yea: Martinisko, Keehn, Owens, Williams.

5. Planning and Zoning Commission

- a. Request for Variance to front yard setback requirements for 118 Mystery Wagon Road, legally described as Lot 2A, Block 3A of Palisades Tract of Deadwood Stage Run Addition to the City of Deadwood formerly Lot 2, Block 3A 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 NE 1/4 of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

Actions:

1. Public Hearing
2. Approve/Deny Request for Variance

Ms. Blue-Jones discussed Request for Variance to front yard setback requirements for 118 Mystery Wagon Road. The property owners are interested in placing a shed on their property. Due to the geography of the lot, the only place to set a shed is within the front yard setback. The placement of the shed would align with the main dwelling unit.

The owner of a neighboring property, Lois Schretenthaler, introduced herself to the Commission. Ms. Schretenthaler stated her confusion as to why she obtained a notice about the variance. Ms. Blue-Jones explained that state law requires a notice to be sent to anyone who owns property within 300 feet of the subject property.

Ms. Schretenthaler expressed concern over the appearance of the shed. Ms. Blue-Jones stated the property owner has expressed his intention to match the shed to the house by utilizing paint and siding.

Another neighbor, Pat Dringman, introduced herself to the Commission. She inquired if electricity would be installed in the shed. Ms. Blue-Jones responded that the city is not aware of any intention for electricity to be utilized.

Ms. Dringman expressed concern about the size of the shed and that it could be constructed without a building permit. Commissioner Martinisko explained that the requested size of 200 square feet is permissible without a permit.

Ms. Schretenthaler inquired about fire safety due to its proximity to the house. Ms. Blue-Jones responded the shed would be a far enough distance away from the house that the use of fire resistant materials to build the shed are not required, per code.

Commissioner Williams expressed concern about the proximity of the shed to the property line and the aesthetics of the shed. Ms. Dringman inquired about covenant enforcement. Mr. Kuchenbecker responded that, to the best of his knowledge, the covenants in Stage Run were disbanded. However, while the city will not oversee the aesthetics of the Stage Run neighborhood, ordinance violations will be enforced.

Further discussion about aesthetics and code enforcement occurred.

It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve Request for Variance to front yard setback requirements for 118 Mystery Wagon Road. Voting yea: Martinisko, Keehn, Owens, Williams.

6. Items from Citizens not on Agenda

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

7. Items from Staff

Commissioner Blake Joseph entered the meeting.

Ms. Blue-Jones discussed upcoming readings of ordinance amendments pertaining to food trucks, temporary vendors and permitting spas to operate as a use by right within Commercially zoned districts.

Mr. Kuchenbecker stated he attended the Municipal League conference. The City of Deadwood won a gold award for safety.

8. Adjournment

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

There being no further business, the Planning and Zoning Commission adjourned at 4:38 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Minutes by Leah Blue-Jones, Zoning Coordinator