



# Planning and Zoning Commission Regular Meeting Minutes

Wednesday, October 05, 2022 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

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## 1. Call to Order

The meeting of the Deadwood Planning and Zoning Commission was called to order by Vice-Chairman Keehn on Wednesday, October 5, 2022 at 5:00 p.m. in the Deadwood City Hall Meeting Room, located at 102 Sherman Street, Deadwood, SD 57732

## 2. Roll Call

### PRESENT

Commissioner (Vice-Chair) Josh Keehn  
Commissioner (Secretary) Dave Bruce  
Commissioner Kevin Wagner  
Commissioner Charles Eagleson

### BOARD OF ADJUSTMENT

David R. Ruth, Jr., Mayor  
Mike Johnson, City Commissioner  
Charlie Struble, City Commissioner

### ABSENT

Commissioner (Chair) John Martinisko

### STAFF PRESENT

Jeremy Russell, Planning and Zoning Administrator  
Cindy Schneringer, Administrative Assistant  
Kevin Kuchenbecker, Historic Preservation Officer and Interim Public Works Director

## 3. Approval of Minutes

- a. Approval of September 21, 2022 Minutes

***It was moved by Commissioner Bruce and seconded by Commissioner Eagleson to approve the September 21, 2022 minutes. Voting Yea: Keehn, Bruce, Wagner, Eagleson***

## 4. Sign Review Commission

- a. 753 Main Street - Kaylee Linn-Wellford - Replace Existing Wall Sign with Redesigned Wall Sign

Mrs. Schneringer stated we have one sign permit application for your consideration tonight for 753 Main Street to replace the existing wall sign with a redesigned wall sign. The applicant is Kaylee Linn-Wellford for First Steps Child Care. The building is undergoing exterior maintenance and repairs such as caulking and painting. The applicant wishes to update the sign with a different design in conjunction with this project. The proposed sign does require a variance of two feet for the vertical

dimension. This sign is four feet tall and the ordinance limits signs to two feet. The sign being replaced is also four feet tall and was granted a variance when approved in 2011. All other aspects of the proposed sign are compliant with the ordinance.

***It was moved by Commissioner Eagleson and seconded by Commissioner Wagner to approve the sign permit for 753 Main Street to replace existing wall sign with a redesigned wall sign. Voting Yea: Keehn, Bruce, Wagner, Eagleson***

## **5. Planning and Zoning Commission**

- a. Request for Variance - Street Grades - Stage Run Subdivision - Dana Foreman (KLJ Engineering) and Bill Pearson (The Summit at Deadwood Stage Run)

Mr. Russell stated our applicant today is going to be the Summit at Deadwood Stage Run and representing KLJ Engineering is Dana Forman who is here on Bill Pearson's behalf. Bill is also here representing the Summit. The purpose of this variance with Deadwood City Ordinance 16.04.020 K. Street Grades and Alleys, the maximum street grades of an R1 Residential Zoning District being 9%. The general location of this is the Stage Run Subdivision and is legally described as follows the Palisades Tract of Deadwood Stage Run Addition, formerly Tracts E, F, G, H, I, J, K and L and the remaining portion of MS 696 Palisades Stone Placer, all located in the SW1/4, Section 14, the SE1/4 of Section 15, the NE1/4NE1/4 of Section 22 and the N1/2NW1/4 of Section 23, T5N, R3E, BHM, City of Deadwood, Lawrence County, South Dakota. As I said in the initial statement, the applicant has requested a variance to design standards required by Deadwood City Ordinance 16.04.020 the street grades. The ordinance allows for the grades of the streets in a residential zoning district to be a maximum grade of 9%. Their application states they're proposing longitudinal slopes in four areas that would be greater than the maximum allowed. Those grades are as follows: 9.98%, 10%, 11.42% and 12%. The application states the design engineer lowered the slopes as much as possible but existing conditions in bedrock prevented further lowering of the slopes to maintain buildable lots on both sides of the road. At this time, I will turn it over to our applicants so you can ask them any questions and maybe they can give you a more in depth look at what is going on up there. Since the package was very confusing with all the pages, Kevin was able to piece the pages together and color code them. Thank you Kevin. At some point we would like for you to transition over to the long table over there where you can visually see the percentages and different grades where they are at. On the right-hand side there you will see the original and where they started.

Mr. Foreman provided an updated on how they addressed staff's concerns with the grades and the measures taken to adjust the grades to meet the city's concerns.

Interim Public Works Director Kuchenbecker addressed the concerns of the public works departments and how they worked with the engineer and developer to lessen the impact.

Fire Chief Hamann discussed the concerns with fire apparatus accessing the area that were addressed.

***It was moved by Commissioner Wagner and seconded by Commissioner Bruce to approve the request for variance for street grades legally described as the Palisades Tract of Deadwood Stage Run Addition, formerly Tracts E, F, G, H, I, J, K and L and the remaining portion of MS 696 Palisades Stone Placer, all located in the SW1/4, Section 14, the SE1/4 of Section 15, the NE1/4NE1/4 of Section 22 and the N1/2NW1/4 of Section 23, T5N, R3E, BHM, City of Deadwood, Lawrence County, South Dakota Voting Yea: Keehn, Bruce, Wagner, Eagleson***

***It was moved by Commissioner Wagner and seconded by Commissioner Bruce to adjourn the Planning and Zoning Commission meeting. Voting Yea: Keehn, Bruce, Eagleson***

### **Board of Adjustment**

Mayor Ruth called the meeting of the Board of Adjustment to order.

***It was moved by Commissioner Struble and seconded by Commissioner Johnson to approve the request for variance for street grades legally described as the Palisades Tract of Deadwood Stage Run Addition, formerly Tracts E, F, G, H, I, J, K and L and the remaining portion of MS 696 Palisades Stone Placer, all located in the SW1/4, Section 14, the SE1/4 of Section 15, the NE1/4NE1/4 of Section 22 and the N1/2NW1/4 of Section 23, T5N, R3E, BHM, City of Deadwood, Lawrence County, South Dakota Voting Yea: Ruth, Johnson, Struble***

***It was moved by Commissioner Johnson and seconded by Commissioner Struble to adjourn the Board of Adjustment. Voting Yea: Ruth, Johnson, Struble***

### **Planning and Zoning Commission**

Vice-Chairman Keehn called the Planning and Zoning Commission meeting to order.

- 6. Items from Citizens not on Agenda**  
(Items considered but no action will be taken at this time.)
- 7. Items from Staff**
- 8. Adjournment**

***It was moved by Commissioner Wagner and seconded by Commissioner Eagleson to adjourn the Planning and Zoning Commission meeting. Voting Yea: Keehn, Bruce, Wagner, Eagleson***

There being no further business, the Planning and Zoning Commission adjourned at 5:28 p.m.

ATTEST:

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Chairman, Planning & Zoning Commission

*Cindy Schneringer, Planning & Zoning Office/Recording Secretary*

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Secretary, Planning & Zoning Commission