



# Planning and Zoning Commission Regular Meeting Minutes

Wednesday, May 21, 2025 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

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## 1. Call to Order

The Planning and Zoning Commission Meeting was called to order by Chairman Martinisko on Wednesday, May 21, 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

City Commissioner, Blake Joseph

ABSENT

Commissioner (Secretary) Dave Bruce

STAFF PRESENT

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

- a. Swear in and take Oath of Office - Planning and Zoning Commissioner, Jim Williams  
Commissioner Joseph swore in Jim Williams as Planning and Zoning Commissioner.

## 3. Approval of Minutes

- a. Approve the minutes of the May 7, 2025 Planning and Zoning Commission Meeting.  
***It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve the minutes from the May 7, 2025 Planning and Zoning Commission Meeting. Voting yea: Martinisko, Keehn, Owens, Williams.***

## 4. Sign Review Commission

## 5. Planning and Zoning Commission

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

Mr. Kuchenbecker introduced Annual Review - Conditional Use Permit for Vacation Home Establishment – 140 Timm Lane – Hidden Gulch Cabin and reviewed the Staff Report.

***It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve Annual Review - Conditional Use Permit for Vacation Home Establishment – 140 Timm Lane – Hidden Gulch Cabin with nine (9) conditions. Voting yea: Martinisko, Keehn, Owens, Williams.***

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

Mr. Kuchenbecker discussed Annual Review - Conditional Use Permit for Specialty Resort – 21 Lincoln Avenue – 1899 Inn and reviewed Staff Report.

***It was moved by Commissioner Owens and seconded by Commissioner Williams to approve Annual Review - Conditional Use Permit for Specialty Resort – 21 Lincoln Avenue – 1899 Inn with eight (8) conditions. Voting yea: Martinisko, Keehn, Owens, Williams.***

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

Mr. Kuchenbecker introduced Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 25 Lincoln Avenue – 1899 Inn Cottage and discussed the Staff Report.

***It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve Annual Review - Conditional Use Permit for Bed and***

***Breakfast Establishment – 25 Lincoln Avenue – 1899 Inn Cottage with eight (8) conditions. Voting yea: Martinisko, Keehn, Owens, Williams.***

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

Mr. Kuchenbecker discussed Annual Review - Conditional Use Permit for Vacation Home Establishment – 29 Lee Street – 47 North, LLC and reviewed the Staff Report.

***It was moved by Commissioner Keehn and seconded by Commissioner Williams to approve Annual Review - Conditional Use Permit for Vacation Home Establishment – 29 Lee Street – 47 North, LLC with nine (9) conditions. 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**

Mr. Kuchenbecker discussed the paving of roads and installation of sewer line at the Stage Run Development.

The Department of Transportation has purchased the Railroad Street parking lot in anticipation of the future Box Culvert project. In addition, construction of the satellite parking lot near The Lodge will begin with an anticipated completion date of October 2025.

A bid has been awarded for the Water Redundancy Line project. The new water line will run from Lee Street to the Rodeo grounds.

Final walkthrough for the FEMA project has occurred.

**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, Owens, Williams.***

There being no further business, the Planning and Zoning Commission adjourned at 4:27 p.m.

ATTEST:

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Chairman, Planning & Zoning Commission

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Secretary, Planning & Zoning Commission

***Minutes by Leah Blue-Jones, Zoning Coordinator***