



# Planning and Zoning Commission Regular Meeting Minutes

Wednesday, August 17, 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 Chairman Martinisko on Wednesday, August 17, 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 (Chair) John Martinisko  
Commissioner (Vice-Chair) Josh Keehn  
Commissioner (Secretary) Dave Bruce  
Commissioner Charles Eagleson

ABSENT

Commissioner Kevin Wagner

STAFF PRESENT

Jeramy Russell, Planning and Zoning Administrator  
Trent Mohr, Building Inspector  
Cindy Schneringer, Administrative Assistant

## 3. Approval of Minutes

- a. Approval of August 3, 2022 Minutes

***It was moved by Commissioner Keehn and seconded by Commissioner Eagleson to approve the August 3, 2022 minutes. Voting Yea: Martinisko, Keehn, Bruce, Eagleson***

## 4. Sign Review Commission

- a. 230 Cliff Street - John Rogers - Install Two New Wall Signs

Mr. Mohr stated this is a permit application to install two new wall signs. This is the little addition on the side of the Deadwood Gulch Resort Convention Center. He did remodel it recently and operates his rental office out of it. He rents side by sides and e-bikes. The signs are to advertise his business. The signs and their locations are compliant with the ordinance requirements and requires no variances.

***It was moved by Commissioner Keehn and seconded by Commissioner Bruce to approve the sign permit for 230 Cliff Street to install two new wall signs. Voting Yea: Martinisko, Keehn, Bruce, Eagleson***

- b. 304 Cliff Street - Grace Ellenbecker - Replace Reader Board Portion of Freestanding Sign with Sign Face for Boston's Pizza

Mr. Mohr stated this is for 304 Cliff Street for the freestanding sign at Deadwood Gulch Resort. The request is to reface a portion of that freestanding sign. The portion of the reader board sign would be changed out to a sign face advertising the restaurant which is now Boston's Pizza.

***It was moved by Commissioner Bruce and seconded by Commissioner Keehn to approve the sign permit for 304 Cliff Street to reface a portion of the freestanding sign with sign face for Boston's Pizza. Voting Yea: Martinisko, Keehn, Bruce, Eagleson***

- c. 1906 Deadwood Mountain Drive - Susan Kightlinger - Install New Freestanding Sign in Place of Existing Sign

Mr. Mohr stated the permit application is to replace the existing freestanding sign. The location and sign would not change. This sign is a little bit larger than the sign currently is. The current sign was allowed to be larger than the ten square feet in the sign ordinance, that was back in 2011. This sign does not require any new variances and its location is compliant with the ordinance. Susan is here if you have any questions.

***It was moved by Commissioner Bruce and seconded by Commissioner Eagleson to approve the sign permit for 1906 Deadwood Mountain Drive to install a new freestanding sign in place of existing sign. Voting Yea: Martinisko, Keehn, Bruce, Eagleson***

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

- a. Vacate Section Line - The Ridge - Randy Horner

PREACHER SMITH TRACT. FORMERLY PREACHER SMITH TRACT. LOCATED IN GOV'T LOTS 10 AND 12 OF SECTION 11, T.5.N., R.3.E., B.H.M. CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA.

Mr. Russell stated our applicant today is Randy Horner. Representing him today is Shannon with Baseline Surveying. The purpose of this one is to vacate the section line legally described as PREACHER SMITH TRACT. FORMERLY PREACHER SMITH TRACT. LOCATED IN GOV'T LOTS 10 AND 12 OF SECTION 11, T.5.N., R.3.E., B.H.M. CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. The sole purpose of this plat is to vacate the section line that separates Sections 11 and 12 as shown in the exhibit.

***It was moved by Commissioner Bruce and seconded by Commissioner Keehn to approve the plat to vacate the section line legally described as PREACHER SMITH TRACT. FORMERLY PREACHER SMITH TRACT. LOCATED IN GOV'T LOTS 10 AND 12 OF SECTION 11, T.5.N., R.3.E., B.H.M. CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. Voting Yea: Martinisko, Keehn, Bruce, Eagleson***

- b. Final Plat - Establishing New Lots - The Ridge - Randy Horner

LOT A IN BLOCK 1 AND LOT A IN BLOCK 1A OF THE RIDGE DEVELOPMENT. FORMERLY LOT A OF GOVERNMENT LOT 13 AND 19 IN SECTION 11; LOT B OF GOVERNMENT LOT 19 IN SECTION 11 AND GOVERNMENT LOT 12 IN SECTION 14 -

AND- A PORTION OF PREACHER SMITH TRACT. ALL LOCATED IN SECTIONS 11, 12, 13 AND 14 T.5.N., R.3.E., B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA.

Mr. Russell stated this is the same applicant, Randy Horner. The purpose is to establish some new lots located near the Preacher Smith monument legally described as LOT A IN BLOCK 1 AND LOT A IN BLOCK 1A OF THE RIDGE DEVELOPMENT. FORMERLY LOT A OF GOVERNMENT LOT 13 AND 19 IN SECTION 11; LOT B OF GOVERNMENT LOT 19 IN SECTION 11 AND GOVERNMENT LOT 12 IN SECTION 14 -AND- A PORTION OF PREACHER SMITH TRACT. ALL LOCATED IN SECTIONS 11, 12, 13 AND 14 T.5.N., R.3.E., B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. The purpose is they are getting down to the part of this process where they are finalizing their zoning. This is a huge parcel of land they are trying to break down to smaller lots that are more manageable for them. Both lots are in compliance with the Park Forest Zoning District.

***It was moved by Commissioner Keehn and seconded by Commissioner Eagleson to approve the final plat for establishing new lots legally described as BLOCK 1A OF THE RIDGE DEVELOPMENT. FORMERLY LOT A OF GOVERNMENT LOT 13 AND 19 IN SECTION 11; LOT B OF GOVERNMENT LOT 19 IN SECTION 11 AND GOVERNMENT LOT 12 IN SECTION 14 -AND- A PORTION OF PREACHER SMITH TRACT. ALL LOCATED IN SECTIONS 11, 12, 13 AND 14 T.5.N., R.3.E., B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. Voting Yea: Martinisko, Keehn, Bruce, Eagleson***

**6. Items from Citizens not on Agenda**

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

**7. Items from Staff**

Mr. Russell thanked Shannon from Baseline Surveying for showing up for any questions the Commission might have, provided an update of what they can expect to see in the future with The Ridge development, and provided an update on staffing.

**8. Adjournment**

There being no further business, the Planning and Zoning Commission adjourned at 5:31 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