



Planning and Zoning Commission Regular Meeting Minutes

Wednesday, February 05, 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, February 5, 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 Charles Eagleson
Commissioner Ken Owens
City Commissioner Blake Joseph

STAFF PRESENT

Trent Mohr – Building Official
Leah Blue-Jones – Zoning Coordinator

ABSENT

Kevin Kuchenbecker – Planning, Zoning and Historic Preservation Officer

3. Approval of Minutes

- a. Approve the minutes from the January 15, 2025 Planning and Zoning Commission Meeting.

It was moved by Commissioner Keehn and seconded by Commissioner Eagleson to approve the minutes from the January 15, 2025 Planning and Zoning Commission Meeting. Voting yea: Martinisko, Keehn, Bruce, Owens, Eagleson.

4. Sign Review Commission

- a. Application for Sign Permit - 637 Main Street - Pam's Purple Door (Kirwan). Applicant is requesting permission to install window signs. Location is compliant with sign ordinance. Design currently under review by the Planning and Zoning Commission. (Continued from 01-15-2025)

Actions:

1. Approve/deny Application for Sign Permit.

Mr. Mohr introduced Application for Sign Permit - 637 Main Street - Pam's Purple Door (Kirwan) and acknowledged a sample of the proposed sign was received by city staff.

Mr. Mohr introduced Mr. Kirwan, the applicant, and requested further information about the material the sample was made of. Mr. Kirwan explained the sample provided does not reflect the material he plans to use for the window sign. The sign will be made of an aluminum material in a gold color and would not have the plastic backing shown on the sample provided. The aluminum will also be less reflective than the sample.

Commissioner Joseph inquired if the sign would be two (2) or three (3) dimensional. Mr. Kirwan responded the sign would be two (2) dimensional.

Commissioner Eagleson expressed concerns related to the historical accuracy of the sign. Further discussion related to historical accuracy occurred.

Mr. Mohr reminded the Commission if the sign is made from aluminum, it will be compliant with city ordinance. Further discussion related to compliance with city ordinance occurred.

It was moved by Commissioner Bruce and seconded by Commissioner Owens to approve Application for Sign Permit - 637 Main Street - Pam's Purple Door (Kirwan) subject to the use of material(s) that complies with city ordinance. Voting yea: Martinisko, Bruce, Keehn, Owens. Voting nay: Eagleson.

5. Planning and Zoning Commission

- a. Consideration of Use for 87 Sherman Street legally described as Lots 13 - 14, Block 34, Original Town of Deadwood, SW 1/4 of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

Actions:

1. Approve/Deny Comparable Use

Mr. Mohr explained Consideration of Use for 87 Sherman Street. City staff received an inquiry from a potential business owner who is interested in opening an acupuncture clinic in the building. Since this type of business is not listed as an allowable use within city ordinance, staff is seeking a recommendation from the Commission to determine if the proposed use is comparable to an existing allowable use. The applicant considers the use to be comparable to that of a hospital or chiropractic office, both of which are uses by right in the C1 – Commercial District.

It was moved by Commissioner Keehn and seconded by Commissioner Eagleson to approve the comparable use for 87 Sherman Street to allow an acupuncture clinic to operate at the location. Voting yea: Martinisko, Keehn, Bruce, Owens, Eagleson.

6. Items from Citizens not on Agenda

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

7. Items from Staff

Mr. Mohr discussed Senate Bill 98 which, if passed, would act to update references in certain statutes to the 2024 standard building code.

House Bill 1159, if passed, would act to revise percentages regarding certain municipal proceeds of gaming revenues. Several city staff are at the state capital in support of the bill.

Ms. Blue-Jones discussed the collection of 2025 licensing fees for Short-Term Rentals.

Commissioner Joseph expressed concern that House Bill 1041 will cut the budget for libraries except for braille and audio tapes. Commissioner Joseph criticized the bill stating the passing of the bill would be damaging to education.

8. Adjournment

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

There being no further business, the Planning and Zoning Commission adjourned at 4:25 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Minutes by Leah Blue-Jones, Zoning Coordinator