



# Planning and Zoning Commission Regular Meeting Minutes

Wednesday, April 3, 2024, at 4:00 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, April 3, 2024, 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 Charles Eagleson  
Commissioner Ken Owens  
City Commissioner Michael Johnson

ABSENT

Commissioner (Secretary) Dave Bruce

STAFF PRESENT

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

## 3. Approval of Minutes

- a. Approve the minutes from the March 20, 2024 Planning & Zoning Commission meeting.

***It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve the March 20, 2024 minutes. Voting yea: Martinisko, Keehn, Owens, Eagleson.***

## 4. Sign Review Commission

- a. Sign Permit - 745 Main Street- Black Pine Real Estate (Emily Costopoulos)

Action Required

- a. Approval/Denial by Sign Review Commission

Mr. Mohr shared the application for Sign Permit – 745 Main Street – Black Pine Real Estate (Emily Costopoulos). Mr. Mohr explained the KSDJ building has undergone new ownership. The building will double as a real estate and construction office. Additional office space

will be available for lease. The sign is a "Coming Soon" sign. Mr. Mohr concluded the applicant intended to be at the meeting but has yet to arrive.

Commissioner Martinisko asked if the sign would be temporary. Mr. Mohr responded in the affirmative. Mr. Mohr explained the sign would require a variance from the ordinance since the height of the sign would be closer to the ground than eight (8) feet. There is no chance anyone would be able to walk under the sign.

Commissioner Martinisko asked for clarification as to where sign would be placed. Mr. Mohr confirmed the sign would be secured in the ground in front of the building. Mr. Mohr reiterated that the sign would have no impact on safety or sight lines.

Commissioner Martinisko asked about the length of time the sign would be in place. Mr. Kuchenbecker responded the owners would obtain project approval from Historic Preservation. New windows and stucco repair will be completed in the next 60 – 90 days. Mr. Mohr confirmed a remodel of the building will occur.

Commissioner Keehn asked if there is a time limit required on temporary signs. Mr. Mohr responded once a permit is obtained, a sign is classified as a regular sign, not temporary. Mr. Mohr clarified once a permanent sign is obtained, the temporary sign will be removed.

Commissioner Martinisko asked if the permanent sign would be placed on the building or if it would also be in the ground. Mr. Mohr stated it has yet to be decided.

The applicant, Emily Costopoulos, arrived at the meeting. Mr. Kuchenbecker asked Ms. Costopoulos how long she intends to keep the temporary sign up. Ms. Costopoulos responded that once construction is complete, the sign will be removed.

Commissioner Keehn asked Ms. Costopoulos if the permanent sign would be attached to the building. Ms. Costopoulos responded in the affirmative.

***It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve the Sign Permit – 745 Main Street – Black Hills Real Estate (Emily Costopoulos). Voting Yea: Martinisko, Keehn, Owens, Eagleson.***

**5. Planning and Zoning Commission**

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

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

**7. Items from Staff**

Mr. Kuchenbecker informed the commission that a bid was awarded for completion of the Fuller Brothers trail. The project should begin in May. The bids for White Rocks trail are under review and a recommendation should appear on the next City Commission meeting agenda.

Mr. Kuchenbecker stated the FEMA project is going well. Curbs, gutters, sidewalks, and foundations for new lighting are being done. Completion should occur by June 1 so the parking lot can be opened for the Mickelson Trail Marathon.

Mr. Kuchenbecker mentioned that bids for the Water Street project will occur next week.

Mr. Kuchenbecker said annual reviews for Conditional Use Permits will occur during upcoming Planning and Zoning Commission meetings and will continue throughout the year. Mr. Kuchenbecker added the City Commission has requested that density be taken into consideration for all future short-term rentals, including those zoned C1 - Commercial and CH – Commercial Highway.

Mr. Kuchenbecker stated that Planning and Zoning staff met with Deckard Technologies and training on their system will occur on April 24, 2024.

Mr. Kuchenbecker informed the commission that a party is interested in developing a one (1) mile racetrack, a 200-unit RV park, and parking for 1,500 vehicles. The property of interest is zoned PF - Park Forest. This zoning allows for an RV park if a Conditional Use Permit is obtained. Recreational use is allowed without a permit. Commissioner Keehn expressed concern about noise. Mr. Kuchenbecker confirmed that noise would be a concern. Mr. Mohr added if the project moves forward, the city wants to ensure the project is done correctly. Commissioner Martinisko encouraged public opinion if the project gains momentum.

## **8. Adjournment**

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

There being no further business, the Planning and Zoning Commission adjourned at 4:19 p.m.

ATTEST:

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Chairman, Planning & Zoning Commission

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Secretary, Planning & Zoning Commission

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