



Planning and Zoning Commission Regular Meeting Minutes

Wednesday, November 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, November 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 Ken Owens

Commissioner Jim Williams

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

3. Approval of Minutes

- a. Approve the minutes of the October 15, 2025, Planning and Zoning Commission Meeting.

It was moved by Commissioner Keehn and seconded by Commissioner Williams to approve the minutes of the October 15, 2025, Planning and Zoning Commission Meeting. Voting yea: Martinisko, Keehn, Owens, Williams.

4. Sign Review Commission

- a. Application for Sign Permit - 460 Main Street - Joey Carns. Applicant is requesting permission to install one (1) projecting sign and one (1) new wall sign. Proposed wall sign is compliant with ordinance. Location for proposed projecting sign will require a Variance.

Actions:

1. Approve/deny request for Sign Permit for wall sign
2. Approve/deny request for Variance and Sign Permit for projecting sign

Mr. Mohr introduced Application for Sign Permit - 460 Main Street - Joey Carns and reviewed the Staff Report. The projecting sign will require a variance for two reasons: it is not located on the same side of the building as the public entrance and it projects over the highway right of way. The business owner has obtained a permit from the Department of Transportation to encroach upon the highway right of way at that location.

It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve Application for Sign Permit - 460 Main Street - Joey Carns with a variance for the projecting sign. Voting yea: Martinisko, Keehn, Owens, Williams.

5. Planning and Zoning Commission

- a. Extension Request - Conditional Use Permit - 9 Shine Street legally described as Lots 2B and 2D of Block 23, Original Town, City of Deadwood, Lawrence County, South Dakota.

Mr. Kuchenbecker discussed Extension Request - Conditional Use Permit - 9 Shine Street. A Conditional Use Permit was approved on April 21, 2025. The Vacation Home Establishment for which the permit was issued has not opened for business within the required six (6) month time frame allowed by ordinance. The business owner is requesting an extension to open without terminating the permit.

It was moved by Commissioner Keehn and seconded by Commissioner Owens to provide the requested extension for a period of six (6) months with permit expiring April 20, 2026 if the Vacation Home Establishment located at 9 Shine Street has not opened for business by that date. 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

- a. Fassbender Newsletter - Fall 2025

Mr. Kuchenbecker discussed the Fall Newsletter for the Fassbender collection.

The City is anticipating a property transfer from the Department of Transportation for property located at the entrance of the Event Center Complex. A transfer of this property will allow the City to install informational signage at the entrance of the complex.

Color coded trailblazer signs are being installed on trails throughout town.

Stage Run phase 3 is close to completion. A turnover of the infrastructure could occur this month.

The Stage Run Neighborhood Block Club voiced concerns over a secondary access at the most recent City Commission meeting. An access road going to this neighborhood is in the Capital Improvement Plan, but the land for an extension is not currently available to develop on.

A developer is interested in building five (5) residential dwelling units at the top of Burnham Avenue. If this occurs, an extension of Burnham Avenue of approximately 320 feet would be completed up to the city property line.

Plans for Deadwood's 150th birthday celebration are in the works.

The Planning and Zoning website has been updated.

The Deadwood Hill parking lot was striped today.

Both The Lodge and Cadillac Jacks are considering expanding. Cadillac Jack's has purchased two (2) properties with the immediate intention of turning them into Vacation Home Establishments.

Ms. Blue-Jones and Mr. Kuchenbecker discussed results from the Portable Signage Task Force. Allowable signs will be chalkboard signs issued by the city.

8. Adjournment

It was moved by Commissioner Keehn and seconded by Commissioner Owens 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 4:13 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Vice Chair, Planning & Zoning Commission

Minutes by Leah Blue-Jones, Zoning Coordinator