



Planning and Zoning Commission Meeting Minutes

Wednesday, May 20, 2026 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call to Order

2. The Planning and Zoning Commission Meeting was called to order by Chairman Martinisko on Wednesday, May 20, 2026, at 4:00 p.m. in the Deadwood City Hall Meeting Room, located at 102 Sherman Street, Deadwood, SD 57732.

3. Roll Call

PRESENT

Commissioner (Chair) John Martinisko
Commissioner (Vice-Chair) Josh Keehn
Commissioner (Secretary) Dave Bruce
Commissioner Jim Williams

City Commissioner, Charles Eagleson

ABSENT

Commissioner Ken Owens

STAFF PRESENT

Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer
Trent Mohr, Building Official
Cammie Schmidt, Administrative Assistant

ABSENT

Leah Blue-Jones, Planning and Zoning Coordinator

3. Approval of Minutes

- a. Approve the minutes of the April 15, 2026, Planning and Zoning Commission Meeting.

It was moved by Commissioner Keehn and seconded by Commissioner Williams to approve the minutes from the April 17, 2026, Planning and Zoning Commission Meeting. Voting yea: Bruce, Martinisko, Keehn, Williams.

4. Sign Review Commission

- a. Application for Sign Permit - 300 Cliff St - Agora - Applicant is requesting permission to install a new valance sign. The applicant has completed a remodel of this building and it will now be a coffee and wine bar. The sign will display business name. Please Note: Rendering is not to scale and the proposed sign is 12 inches in height. The proposed sign and location are compliant with the sign ordinance.

Actions:

1. Approve/Deny Application for Sign Permit.

Mr. Mohr discussed Application for Sign Permit – 300 Cliff St – Agora and reviewed the Staff Report.

It was moved by Commissioner Keehn and seconded by Commissioner Williams to approve Application for Sign Permit – 300 Cliff St - Agora. Voting yea: Bruce, Martinisko, Keehn, Williams.

- b. Application for Sign Permit - 621 Main St - Maverick Souvenir Shack - Applicant is requesting permission to install a new wall sign. The sign will display business name and be a vinyl wrapped metal panel. Signs and locations are compliant with sign ordinance.

Actions:

1. Approve/deny Application for Sign Permit.

Mr. Mohr discussed Application for Sign Permit – 621 Main St – Maverick Souvenir Shack and reviewed Staff Report.

It was moved by Commissioner Keehn and seconded by Commissioner Bruce to approve Application for Sign Permit – 621 Main St – Maverick Souvenir Shack. Voting yea: Bruce, Martinisko, Keehn, Williams.

- c. Application for Sign Permit - 692 Main St - First floor in the Elk's building. Applicant is requesting permission to replace an existing sign with a sign the same size with different graphics. The "Eatery" indicated on the existing sign is no longer at this location. The proposed sign and location are compliant with the sign ordinance.

Actions:

1. Approve/deny Application for Sign Permit.

Mr. Mohr discussed Application for Sign Permit – 692 Main St – First floor in the Elk's building and reviewed Staff Report.

It was moved by Commissioner Bruce and seconded by Commissioner Keehn to approve Application for Sign Permit – 692 Main St – First floor in Elk's building. Voting yea: Bruce, Martinisko, Keehn. Voting nay: Williams.

5. Planning and Zoning Commission

- a. 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. 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 Bruce 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: Bruce, Martinisko, Keehn, Williams.

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

Mr. Kuchenbecker discussed 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 Williams to approve Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 25 Lincoln Avenue – 1899 Inn Cottage with eight (8) conditions. Voting yea: Bruce, Martinisko, Keehn, Williams.

- c. 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. 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: Bruce, Keehn, Williams. Voting nay: Martinisko.

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

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

- e. Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 771 Main Street – Tucker Inn, legally described as Lots 7 and 8, Block 24, Original Town, City of Deadwood, Lawrence County, South Dakota.

Action Required:

- 1. Approval/Denial of continued use by Planning and Zoning Commission

Mr. Kuchenbecker discussed Annual Review – Conditional Use Permit for Vacation Home Establishment – 771 Main Street – Tucker Inn and reviewed the Staff Report.

It was moved by Commissioner Bruce and seconded by Commissioner Keehn to approve Annual Review - Conditional Use Permit for Vacation Home Establishment – 771 Main Street – Tucker Inn, with eight (8) conditions. Voting yea: Bruce, Martinisko, Keehn, Williams.

- f. Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 768 Main Street – The Jordans, legally described as Part of Lots 46 & 47, Block 23, Original Townsite, City of Deadwood, Lawrence County, South Dakota.

Action Required:

- 1. Approval/Denial of continued use by Planning and Zoning Commission

Mr. Kuchenbecker discussed Annual Review – Conditional Use Permit for Vacation Home Establishment – 768 Main Street – The Jordans and reviewed the Staff Report.

It was moved by Commissioner Williams and seconded by Commissioner Bruce to approve Annual Review - Conditional Use Permit for Vacation Home Establishment – 140 Timm Lane – Hidden Gulch Cabin, with eight (8) conditions. Voting yea: Bruce, Martinisko, Keehn, Williams.

- g. Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 29 Van Buren Avenue – Victorian on Van Buren, legally described as The southerly 57 feet of Lots 21, 22, 23 and 24, Block 50, Original Townsite, City of Deadwood, Lawrence County, South Dakota.

Action Required:

- 1. Approval/Denial of continued use by Planning and Zoning Commission

Mr. Kuchenbecker discussed Annual Review – Conditional Use Permit for Vacation Home Establishment – 29 Van Buren Avenue – Victorian on Van Buren and reviewed the Staff Report.

It was moved by Commissioner Williams and seconded by Commissioner Bruce to approve Annual Review - Conditional Use Permit for Vacation Home Establishment – 29 Van Buren Avenue – Victorian on Van Buren, with eight (8) conditions. Voting yea: Bruce, Martinisko, Keehn, 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 removal of asphalt on Crescent Street from this summer until September 2026. The removal of asphalt will go from Seventy-Six Drive to the Park shop and to the Days of '76 cabin.

The judge for the de-annexation of Boothill Estates ruled in their favor. We are working on requesting a reconsideration by the judge and preparing to appeal it to the Supreme Court. It was stated that City Commissioner Martinisko and Mr. Kuchenbecker are not expert witnesses and re-stated the findings and facts of Boothill rather than ours. We took too many assumptions into consideration. Although it is in a National Historic Landmark it has been a part of Deadwood since at least 1891.

Phase III at Stage Run is going to start soon.

There are a whole host of meetings that are being attended by staff. There is more than a lot going on within the City and at City Hall.

There are big events this weekend and for the 150th anniversary, to start with the Save our Tail parade on Friday. Deadwood Alive will be reenacting the raiding of the Brothels and to follow will be the parade. Back when they Bucked and a parade on Sunday. There is a motorcycle show at Deadwood Mountain Grand on Saturday. The stagecoach is up and running on Main Street. Deadwood Alive is in full swing and we are expecting a busy summer. Lastly, tomorrow is the last day of school.

We are working with a developer on infill lots. We have two houses that are under consideration from Historic Preservation and that was the dividing of plats, what was once Keith Umenthum and Sylvia Trent property. Those are two smaller homes and they are looking at smaller lots as well in town. We are needing housing and a housing study and interviews will be coming to town next month. Next week we have a realtor looking at some information on the under-utilized and vacant houses within the city to get them back on the market and owner-occupied.

Mr. Mohr discussed there is a duplex being completed on Mystery Wagon. There is construction going on over on Sherman Street at the Ian Munsick Cowboy Bar.

8. Adjournment

There being no further business, the Planning and Zoning Commission adjourned at 4:33 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Minutes by Cammie Schmidt, Administrative Assistant