



Planning and Zoning Commission Meeting Minutes

Wednesday, July 01, 2026 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, July 1, 2026, 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 Charles Eagleson

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 June 3, 2026, Planning and Zoning Commission Meeting.

It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve the minutes of the June 3, 2026, Planning and Zoning Commission Meeting. Voting yea: Martinisko, Keehn, Owens, Williams.

4. Sign Review Commission

- a. Application for Sign Permit - 270 Main Street - First Gold. Applicant is requesting permission to replace graphic for Horseshoe Restaurant on existing sign. Proposed location is compliant with ordinance.

Actions:

1. Approve/deny request for Sign Permit

Mr. Mohr discussed Application for Sign Permit - 270 Main Street - First Gold and reviewed the Staff Report.

It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve Application for Sign Permit - 270 Main Street - First Gold. Voting yea: Martinkso, Keehn, Owens, Williams.

- b. Application for Sign Permit - 270 Main Street - First Gold. Applicant is requesting permission to install new wall sign. Proposed location will require a variance due to vertical dimension.

Actions:

1. Approve/deny request for Sign Permit

Mr. Mohr introduced Application for Sign Permit - 270 Main Street - First Gold and discussed the Staff Report. A variance is being requested related to the height of the sign; the sign measures one (1) foot taller than is permitted by ordinance.

Discussion occurred about the reason for the variance. Ms. Terri Ward, General Manager of First Gold, introduced herself to the Commission. She explained that the larger sign will look better in relation to the size of the building and will be more aesthetically pleasing than a smaller sign. In addition, a larger sign will catch the eye of potential customers as they drive down the highway.

It was moved by Commissioner Williams and seconded by Commissioner Owens to approve Application for Sign Permit - 270 Main Street - First Gold with a one (1) foot variance to the height of the sign. Voting yea: Martinisko, Keehn, Owens, Williams.

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 discussed upcoming July 4th celebrations including the second vintage base ball game that will occur on July 5th in Lead.

Three (3) retaining walls have been awarded to bidders.

The Crescent Street project is moving along nicely.

The Mt. Moriah cemetery restoration continues.

8. Adjournment

It was moved by Commissioner Owens and seconded by Commissioner Williams 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 4:10 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Vice-Chair, Planning & Zoning Commission

Minutes by Leah Blue-Jones, Zoning Coordinator