



# Planning and Zoning Commission Regular Meeting Minutes

Wednesday, December 07, 2022 at 5:00 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, December 7, 2022 at 5:00 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 Kevin Wagner  
Commissioner Charles Eagleson

Charlie Struble, City Commissioner

STAFF PRESENT

Jeremy Russell, Planning and Zoning Administrator  
Trent Mohr, Building Inspector  
Cindy Schneringer, Administrative Assistant

## 3. Approval of Minutes

- a. Approval of November 16, 2022 Minutes

***It was moved by Commissioner Keehn and seconded by Commissioner Eagleson to approve the November 16, 2022 minutes. Voting Yea: Martinisko, Keehn, Bruce, Wagner, Eagleson***

## 4. Sign Review Commission

- a. 68 Main Street Suite B - Haley Goethals - Install Repainted Wall Sign Near Previous Location of Sign From Previous Business

Mr. Mohr stated for your consideration tonight is one sign permit application for a wall sign at 68 Main Street Suite B. As you recall at the last meeting we had one at this address for Cathy Volk, 14A Salon. This is another small business going in there. They are property managers for rental properties. The sign they are proposing is a sign that was there before advertising the Bunk House. They painted the backside of it and put their signage on it. It will be mirroring the same place the other sign was. The proposed sign and its location are compliant with the ordinances and requires no variances.

***It was moved by Commissioner Bruce and seconded by Commissioner Wagner to approve the sign permit for 68 Main Street Suite B to install***

***repainted wall sign near previous location of sign from previous business. Voting Yea: Martinisko, Keehn, Bruce, Wagner, Eagleson***

## **5. Planning and Zoning Commission**

- a. Final Plat - Transfer of Land & Creating Property Lines - 117 Mystery Wagon Road - DMD Construction

LOTS 10A AND 10B, BLOCK 4A OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOT 10, BLOCK 4A LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

Mr. Russell stated the applicant today is WJP Holdings, LLC (William Pearson). The purpose of this is transferring land and creating property lines located at 117 Mystery Wagon Road legally described as LOTS 10A AND 10B, BLOCK 4A OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOT 10, BLOCK 4A LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. We have done quite a few of these for the duplexes there. This is the next one preparing to be sold. The purpose of this is to put the property line down the center.

***It was moved by Commissioner Keehn and seconded by Commissioner Bruce to approve the final plat for transferring land and creating property lines legally described as LOTS 10A AND 10B, BLOCK 4A OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOT 10, BLOCK 4A LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. Voting Yea: Martinisko, Keehn, Bruce, Wagner, Eagleson***

- b. Final Plat - Transfer of Land & Creating Property Lines - Deadwood Stage Run Park - WJP Holdings, LLC

PLAT OF DEADWOOD STAGE RUN PARK LOTS OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD ALL LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

Mr. Russell stated the applicant today is WJP Holdings, LLC (William Pearson). The purpose of this is transferring land and creating property lines. The basis for this is creating property lines Later on there will be a transfer of land. This is located on Mystery Wagon Road in Stage Run legally described PLAT OF DEADWOOD STAGE RUN PARK LOTS OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD ALL LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF

SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. Last year the City of Deadwood purchased a small parcel of property there to create a small park for the residents of Deadwood Stage Run. There is an additional portion that Mr. Pearson would like to donate to the City. It includes some of the drainage ditch there. The first part of this will be for him to plat this area. Lot 5A is the lot we currently own. Once we plat this with its approval at some point in the near future this will be donated to the city through a deed process. Then we will replat that all as one. The first step is platting this out.

***It was moved by Commissioner Wagner and seconded by Commissioner Eagleson to approve creating property lines legally described as PLAT OF DEADWOOD STAGE RUN PARK LOTS OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD ALL LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. Voting Yea: Martinisko, Keehn, Bruce, Wagner, 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 stated he did his first inspection at the Deadwood Ridge Apartments today. The first section of footings went in today. So it's in progress.

Mr. Russell discussed the article in the paper about the City Commission vote on the PUD boundary, setback reduction, parking requirements, and short-term rentals for The Ridge Development as well as the Mayor's taskforce.

**8. Adjournment**

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

There being no further business, the Planning and Zoning Commission adjourned at 5:16 p.m.

ATTEST:

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Chairman, Planning & Zoning Commission

*Cindy Schneringer, Planning & Zoning Office/Recording Secretary*

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Secretary, Planning & Zoning Commission