



# Planning and Zoning Commission Regular Meeting Agenda

Wednesday, May 18, 2022 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

---

1. **Call to Order**

2. **Roll Call**

3. **Approval of Minutes**

[a.](#) Approval of May 4, 2022 Minutes

4. **Sign Review Commission**

[a.](#) 562 Williams Street - Jill and Todd Weber - Install New Projecting Sign in Place of Existing Wall Sign

Action Required:

a. Approval/Denial by Sign Review Commission

[b.](#) 771 Main Street - Shirlene Joseph - Install New Freestanding Sign

Action Required:

a. Approval/Denial by Sign Review Commission

5. **Planning and Zoning Commission**

[a.](#) Public Hearing - Request for Variance - Side Yard Setback - 26 Washington Avenue

[b.](#) Request for Variance - Richard Neeson - 26 Washington Avenue

TRACT A BEING A SUBDIVISION OF LOTS 3 AND 4 IN BLOCK 53 OF THE ORIGINAL TOWNSITE OF DEADWOOD LAWRENCE COUNTY, SOUTH DAKOTA

Action Required:

a. Approval/Denial by Planning and Zoning Commission

b. Approval/Denial by Board of Adjustment

[c.](#) Rezoning Request - Nicole Ideus - 6, 8, 10 Water Street

PLAT OF TRACT A REVISED, INCLUDING TRACT A, LOT B-2, LOT C OF WATER STREET RIGHT OF WAY AND THE REMAINDER OF PROBATE LOT 318 LYING WEST OF THE EAST BULKHEAD OF WHITEWOOD CREEK. BEING A PORTION OF PROBATE LOT 318 AND BLOCK 38, ORIGINAL TOWN, CITY OF DEADWOOD. ALL LOCATED IN THE SE1/4 OF SECTION 22, AND THE SW1/4 OF SECTION 23, T.5N., R.3E., B.H.M., LAWRENCE COUNTY, SOUTH DAKOTA. (LOT C AND B-2 ACCORDING TO PLAT DOC. #95-4001)

Action Required:

a. Recommended Approval/Denial by Planning and Zoning Commission

b. First Reading by the City Commission

- d. Final Plat - Creating Property Lines/Sale of Property - The Ridge - Randy Horner  
LOT A OF THE RIDGE DEVELOPMENT FORMERLY A PORTION OF THE PREACHER  
SMITH TRACT. LOCATED IN GOVERNMENT LOT 8 AND GOVERNMENT LOT 5 SEC.  
1, T.5.N., R.3.E., B.H.M. THE CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH  
DAKOTA.

Action Required:

- a. Approval/Denial by Planning and Zoning Commission

- e. Corrected Final Plat - Creating Property Lines/Sale of Property - Stage Run - Dmd  
Construction INC.  
LOTS 12A, 12B, 13A AND 13B, BLOCK 4A OF PALISADES TRACT OF DEADWOOD  
STAGE RUN ADDITION TO THE CITY OF DEADWOOD 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 FORMERLY A PORTION OF LOT 1, BLOCK 4A

Action Required:

- a. Approve/Denial by Planning & Zoning Commission

- f. Final Plat - Consolidating Property Lines - Park Plat - City of Deadwood  
PARK LOT AND SPRING STREET LOTS 1 AND 2; CONSISTING OF AN UNNAMED  
LOT, LOT C AND LOT 2 OF BLOCK 1, LOTS A, B AND LOTS 2 THRU 6 OF BLOCK 2,  
AND THE UNNAMED RIGHT OF WAY; BEING PORTIONS OF M.S. 283, IN THE CITY  
OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

Action Required:

- a. Approval/Denial by Planning and Zoning Commission

- g. Findings of Fact and Conclusion - Conditional Use Permit - Bed and Breakfast -  
Deanna and Thomas Smith

THE SOUTHERLY 57 FEET OF LOTS 21, 22, 23 AND 24, BLOCK 50 ORIGINAL  
TOWNSITE, CITY OF DEADWOOD LAWRENCE COUNTY, SOUTH DAKOTA

Action Required:

- a. Recommend Approval/Denial by Planning and Zoning Commission  
b. b. Approval/Denial by Board of Adjustment

6. **Items from Citizens not on Agenda**  
(Items considered but no action will be taken at this time.)
7. **Items from Staff**
8. **Adjournment**

*Planning and Zoning Commission meetings are not available by Zoom unless requested.*



## Planning and Zoning Commission Regular Meeting Minutes

Wednesday, May 04, 2022 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

### 1. Call to Order

The meeting of the Deadwood Planning and Zoning Commission was called to order by Chairman Martinisko on Wednesday, May 4, 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 Vicki Dar

Mayor, David R. Ruth Jr.  
 City Commissioner Charlie Struble  
 City Commissioner Mike Johnson  
 City Commissioner Sharon Martinisko  
 City Commissioner Gary Todd

STAFF PRESENT

Jeramy Russell, Planning and Zoning Administrator  
 Trent Mohr, Building Inspector  
 Bonny Anfinson, Program Coordinator

### 3. Approval of Minutes

a. Approval of April 20, 2022 Meeting Minutes

***It was moved by Commissioner Wagner and seconded by Commissioner Keehn to approve the April 20, 2022 minutes. Voting Yea: Martinisko, Keehn, Bruce, Wagner, Dar***

### 4. Sign Review Commission

### 5. Planning and Zoning Commission

a. a. Public Hearing - Request for Conditional Use Permit - 29 Van Buren Avenue

Chairman Martinisko began the public hearing and opened up the floor for comment. Residents in attendance made comment: K. Sulentic, K. Flaigg, S. Flagg, A. Estoclet, L. VanRoekel, D. Van Roekel, S. Ohmacher, M. Sulentic, C. Sulentic Morcom. Written comments were read by Mr. Russell from L. & M Shama, G & S. Cure, M. & R. Speirs, M. Dennis.

Being no further comment Chairman Martinisko closed the public hearing.

b. Conditional Use Permit - Deanna & Thomas Smith - 29 Van Buren Avenue

The Southerly 57 feet of Lots 21, 22, 23 and 24, Block 50 Original Townsite, City of Deadwood Lawrence County, South Dakota

Mr. Russell stated the applicant has submitted a request for a Conditional Use Permit to operate a Bed and Breakfast establishment at their residence located at 29 Van Buren Avenue. The subject property is in the Presidential neighborhood surrounded by residential homes. 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.

***It was moved by Commissioner Wagner and seconded by Commissioner Bruce to approve the Conditional Use Permit to operate a Bed and Breakfast at 29 Van Buren Avenue, 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 and stipulate the required conditions of 1. The Conditional Use Permit runs with the applicant and not the land; therefore, should the property be sold, the Conditional Use Permit is null and void; 2. The Bed and Breakfast must be owner occupied; 3. Proof of a state sales tax number shall be provided to the Planning and Zoning Office for their files; 4. Proof that the Building Inspector has inspected the building and it meets all the building codes; 5. Proper paperwork is filed with the City of Deadwood Finance Office for BID taxes; 6. Proof of City of Deadwood Business License; 7. Obtain lodging license after inspection from the South Dakota Department of Health; 8. All parking shall be off street. Voting Yea: Martinisko, Bruce, Wagner, Dar. Voting Nay: Keehn. Motion Carries.***

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

Mayor Ruth called the Board of Adjustment meeting to order.

***It was moved by City Commissioner Martinisko and seconded by City Commissioner Johnson to approve the Conditional Use Permit to operate a Bed and Breakfast at 29 Van Buren Avenue, 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 and stipulate the required conditions of 1. The Conditional Use Permit runs with the applicant and not the land; therefore, should the property be sold, the Conditional Use Permit is null and void; 2. The Bed and Breakfast must be owner occupied; 3. Proof of a state sales tax number shall be provided to the Planning and Zoning Office for their files; 4. Proof that the Building Inspector has inspected the building and it meets all the building codes; 5. Proper***



***paperwork is filed with the City of Deadwood Finance Office for BID taxes; 6. Proof of City of Deadwood Business License; 7. Obtain lodging license after inspection from the South Dakota Department of Health; 8. All parking shall be off street. Voting Yea: Johnson, Struble, Martinisko, Todd, Ruth.***

***It was moved by City Commissioner Martinisko and seconded by City Commissioner Struble to adjourn the Board of Adjustments meeting. Voting Yea: Johnson, Struble, Martinisko, Todd, Ruth.***

Commissioner Martinisko called the Planning and Zoning Commission Meeting back to order.

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

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

**7. Items from Staff**

**8. Adjournment**

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

There being no further business, the Planning and Zoning Commission adjourned at 6:20 p.m.

ATTEST:

---

Chairman, Planning & Zoning Commission

*Bonny Anfinson, Planning & Zoning Office/Recording Secretary*

---

Secretary, Planning & Zoning Commission

OFFICE OF  
**Planning & Zoning**  
 108 Sherman Street  
 Telephone (605) 578-2082  
 Fax (605) 578-2084



"The Historic City of the Black Hills"  
 Deadwood, South Dakota 57732

**TRENT MOHR**  
 Building Inspector  
 Dept. of Planning & Zoning  
 Telephone: (605) 578-2082  
 Fax: (605) 578-2084

## SIGN PERMIT STAFF REPORT

Sign Review Commission

May 18, 2022

**Applicant:** Jill and Todd Weber

**Address:** 562 Williams Street, Deadwood, SD 57732

**Site Address of Proposed Signage:** 621 Main Street (Lucky Horse)

### Computation of Sign Area

**Building Frontage:** 19 Feet

**Total Available Signage:** 38 Square Feet

**Existing Signage:** One wall sign (to be replaced)

**Remaining Available Signage Area:** 38 Square Feet

**Proposed Sign Project:** Install new projecting sign (20 Square Feet) in place of existing wall sign

**Proposed Building Materials:** Wood and Metal (see attached rendering)

**Proposed Lighting of the Signs:** None

**Location of Proposed Sign:** Attached is a photograph showing the proposed location

### Discussion

The sign permit application in review is proposed at a location inside the locally-designated historic district which is regulated by chapter 15.32.300 of the sign ordinance. The current signage at the subject property is compliant with the sign ordinance. The sign proposed in the current application is regulated by 15.32.090 of the Sign Ordinance, reference below.

- A. *Before any sign can be erected or altered in any way, a valid permit must be issued. Any further alteration of the sign shall require an amendment of the existing permit or the issuance of a new permit. Such changes, as well as original permits, shall be issued pursuant to review by the sign review commission. It is unlawful to display, construct, erect, locate or alter any sign without first obtaining a sign permit for such sign.*

The applicant wishes to replace the existing wall sign with a new projecting sign to be more visible.

The proposed sign and its location are compliant with the sign ordinance.

OFFICE OF  
**Planning & Zoning**  
108 Sherman Street  
Telephone (605) 578-2082  
Fax (605) 578-2084



*"The Historic City of the Black Hills"*  
Deadwood, South Dakota 57732

**TRENT MOHR**  
Building Inspector  
Dept. of Planning & Zoning  
Telephone: (605) 578-2082  
Fax: (605) 578-2084

## Variances

The sign permit application in review as proposed requires no variances from the sign ordinance. Signage variances may be obtained if the sign review commission is able to find *"special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, distance or other matters on adjacent lots or within the adjacent public right-of-way that would substantially restrict the effectiveness of the sign in question and such special circumstances or conditions are peculiar to the business or enterprise to which the applicant desires to draw attention and do not apply generally to all businesses or enterprises in the area."* However, it is the responsibility of the applicant to provide adequate evidence of such special circumstances or conditions.

## Sign Review Commission Action

Motion to approve permit for new projecting sign at 621 Main Street

OR

Motion to deny proposed sign permit application as submitted

2' TALL  
X4' WIDE

HORSEBACK RIDING - TROUT FISHING  
WAGON RIDES - PETTING ZOO  
**THE LUCKY HORSE  
LIVERY**

4' TALL  
X3' WIDE



**MULEY HILL  
LODGE  
FAMILY FARM**

HOMESTEAD SUPPER SHOW  
~FREE SHUTTLE~

STEEL FRAME



WIRE  
TENSIONERS  
TOP, & BOTTOM



*Wood Signs will be outlined w/dremel &  
PAINTED upper sign will be NATURAL w/black letters  
Lower will be black Background*

5'X4' OR 6X3.33

MANY EARLY SIGNS IN DEADWOOD HAD  
MULTIPLE SECTIONS.





new sign mounted  
in this area

OFFICE OF  
**Planning & Zoning**  
 108 Sherman Street  
 Telephone (605) 578-2082  
 Fax (605) 578-2084



"The Historic City of the Black Hills"  
 Deadwood, South Dakota 57732

**TRENT MOHR**  
 Building Inspector  
 Dept. of Planning & Zoning  
 Telephone: (605) 578-2082  
 Fax: (605) 578-2084

## SIGN PERMIT STAFF REPORT

Sign Review Commission

May 18, 2022

**Applicant:** Shirlene Joseph

**Address:** 771 Main Street, Deadwood, SD 57732

**Site Address of Proposed Signage:** 781 Cliff Street (private residence)

### Computation of Sign Area

**Building Frontage:** 50 Feet

**Total Available Signage:** 10 Square Feet

**Existing Signage:** None

**Remaining Available Signage Area:** 10 Square Feet

**Proposed Sign Project:** Install new freestanding sign (4 Square Feet)

**Proposed Building Materials:** Wood and Metal (see attached rendering)

**Proposed Lighting of the Signs:** None

**Location of Proposed Sign:** Attached is a photograph showing the proposed location

### Discussion

The sign permit application in review is proposed at a location inside the locally-designated historic district which is regulated by chapter 15.32.300 of the sign ordinance. The current signage at the subject property is compliant with the sign ordinance. The sign proposed in the current application is regulated by 15.32.090 of the Sign Ordinance, reference below.

- A. *Before any sign can be erected or altered in any way, a valid permit must be issued. Any further alteration of the sign shall require an amendment of the existing permit or the issuance of a new permit. Such changes, as well as original permits, shall be issued pursuant to review by the sign review commission. It is unlawful to display, construct, erect, locate or alter any sign without first obtaining a sign permit for such sign.*

The applicant recently bought this property and intends on operating it as a rental property.

The proposed sign and its location are compliant with the sign ordinance.

OFFICE OF  
**Planning & Zoning**  
 108 Sherman Street  
 Telephone (605) 578-2082  
 Fax (605) 578-2084



*"The Historic City of the Black Hills"*  
 Deadwood, South Dakota 57732

**TRENT MOHR**  
 Building Inspector  
 Dept. of Planning & Zoning  
 Telephone: (605) 578-2082  
 Fax: (605) 578-2084

## Variances

The sign permit application in review as proposed requires no variances from the sign ordinance. Signage variances may be obtained if the sign review commission is able to find *"special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, distance or other matters on adjacent lots or within the adjacent public right-of-way that would substantially restrict the effectiveness of the sign in question and such special circumstances or conditions are peculiar to the business or enterprise to which the applicant desires to draw attention and do not apply generally to all businesses or enterprises in the area."* However, it is the responsibility of the applicant to provide adequate evidence of such special circumstances or conditions.

## Sign Review Commission Action

Motion to approve permit for new freestanding sign at 781 Main Street

OR

Motion to deny proposed sign permit application as submitted

# Flamoe Flat

771 Historic Main Street

605.641.2843







new sign in this  
approximate area

example of  
previously  
approved sign for  
applicant

OFFICE OF  
PLANNING, ZONING AND  
HISTORIC PRESERVATION  
108 Sherman Street  
Deadwood, SD 57732



**Jeremy Russell**  
Planning and Zoning Administrator  
Telephone (605) 578-2082  
[jeramyr@cityofdeadwood.com](mailto:jeramyr@cityofdeadwood.com)  
Fax (605) 578-2084

**STAFF REPORT  
REQUEST FOR VARIANCE  
PLANNING AND ZONING  
MAY 5, 2022**

---

**APPLICANT:** Richard Neeson

**PURPOSE:** Request for Variance – Side yard setbacks for R1

**GENERAL LOCATION:** 26 Washington Avenue

**LEGAL DESCRIPTION:** Tract A being a Subdivision of Lots 3 and 4 in Block 53 of the Original Townsite of Deadwood Lawrence County, South Dakota

**FILE STATUS:** All legal obligations have been completed

**ZONE:** R1 – Residential District

---

**STAFF FINDINGS:**

Surrounding Zoning:

North: R1 – Residential District  
South: R1 – Residential District  
East: R1 – Residential District  
West: R1 – Residential District

Surrounding Land Uses:

Residential Housing  
Residential Housing  
Residential Housing  
Residential Housing

**SUMMARY OF REQUEST**

The applicant has submitted a request for a variance to the required 15-foot side yard setbacks according to Deadwood City Ordinance 17.24.040 (Area and Bulk Requirements). According to the application submitted, the applicant is constructing a car port in the area the variance is requested. The applicant is requesting that the setback be reduced to 1-foot from the property line on Jackson Street.

## **EXISTING ZONING AND LAND USES**

The property is currently zoned R1 – Residential District. This lot is in the Presidential neighborhood and is surrounded by legal non-conforming homes and garages as this entire area was established long before any zoning ordinances had been adopted by the City.

**Environmental Corridor Status:** The property is located outside of the Flood Area.

## **COMPLIANCE**

1. The Zoning Officer provided notice identifying the applicant, describing the project and its location and giving the scheduled date and time of the public hearing in accordance with Section 17.80.010.B. This notice was mailed to property owners within 300 feet of the subject property.
2. A sign was posted on the property for which the request was filed as required by Section 17.80.010.B.
3. Notice of the time and place for the public hearing was published eight (10) days in advance of the hearing in the designated newspaper of the City of Deadwood as required by section 17.80.010.B.

## **VARIANCE**

The purpose of a variance is to modify the strict application of the specific requirements of this Ordinance in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional (Amended 99-952) conditions, whereby, such strict application would result in practical difficulty or unnecessary hardship which would deprive an owner of the reasonable use of his or her land. The variance shall be used only where necessary to overcome some obstacle which is preventing an owner from using his or her lot as the Zoning Ordinance intended.

The Board shall consider and decide all applications for variances within 30 days of such public hearing and in accordance with the standards provided below.

## **STANDARDS FOR VARIANCES**

In granting a variance, the Board shall ascertain that the following criteria are met, and presented at the public hearing or otherwise included in the record.

1. A variance may be appropriate where, by reason of exceptional narrowness, shallowness, or shape or by reason of other exceptional topographic conditions or other extraordinary conditions on a piece of property, the strict application of any regulation enacted under this Ordinance would result in peculiar, exceptional, and undue hardship on the owner of the property. The previously mentioned circumstances or conditions shall be set forth in the Findings of the Board.

*According to the application, the applicant intends to finish constructing the carport that has already begun. There are examples throughout Deadwood where homes or accessory building have been built right up to the property line.*

2. Variances shall not be granted to allow a use otherwise excluded from the particular district in which requested.

*The subject use is a use by right in the R1 - Residential District.*

3. Any variance granted under the provisions of this section shall be the minimum adjustment necessary for the reasonable use of the land.

*The intent and purpose of this application for variance, if granted, the minimum adjustment necessary to afford relief or the reasonable use of the land will be a fourteen-foot variance. The remaining bulk and height regulations are all met (i.e. side and rear setback requirements and height).*

4. The granting of any variance is in harmony with the general purposes and intent of this Ordinance and will not be injurious to the neighborhood, and/or detrimental to the public welfare, or in conflict with the established policies of the City of Deadwood.

*The proposed project is compatible with the area. The granting of the proposed structure will not be detrimental to fire safety, clearance, preservation of light and open space and/or visual and aesthetic concerns. The variance will not alter the essential character of the surrounding area in which the property is located; substantially or permanently impair the appropriate use or development of adjacent property.*

5. There must be proof of practical difficulty, which may be based upon sufficiently documented economic factors but such proof shall not be based solely upon or limited to such economic factors. Furthermore, the hardship complained of cannot be self-created; nor can it be established on this basis by one who purchases with or without the knowledge of the restrictions; it must result from the application of this Ordinance; it must be suffered directly by the property in question; and evidence of variance granted under similar circumstances shall not be considered.

*The applicant has stated that since they bought the home, they have suffered substantial damages to multiple vehicles due to severe weather.*

6. That the proposed variance will not impair an adequate supply of light and air to adjacent properties, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.

*The use and value of the area adjacent to the property included in the variance request will not be affected in an adverse manner. There will be no significant adverse impacts on water supply, schools, or other services. A variance cannot be granted if it would pose any threat to the public health or safety. This finding includes concerns such as fire safety, and visual and aesthetic concerns.*

7. The fee, as adopted by resolution, was paid to the Zoning Administrator as agent for the Board to cover the costs of notices and other expenses incidental to the hearing.

*The applicant has paid the \$200.00 fee to process the variance and have the public hearing.*

8. The applicant has proven that he or she is the owner of the property, or is his or her officially designated agent and has presented proof thereof.

*The applicant has proven to the City of Deadwood Planning and Zoning office that they are the current owner of the subject property.*

### **REQUIREMENTS FOR THE GRANTING OF A VARIANCE**

Before the Board shall have the authority to grant a variance, the person claiming the variances has the burden of showing:

1. That the granting of the permit will not be contrary to the public interest;
2. That the literal enforcement of the Ordinance will result in unnecessary hardship; and,
3. That by granting the permit, substantial justice will be done.

A variance shall be null and void two (2) years from the date it is granted unless completion or substantial construction has taken place. The Board of Adjustment may extend the variance for an additional period not to exceed one (1) year upon the receipt of a written request from the applicant demonstrating good cause for the delay.

If upon review by the Zoning Administrator, a violation of any condition, imposed in approval of a variance is found, the Administrator shall inform the applicant by registered mail of the violation and shall require compliance within sixty (60) days, or the Administrator will take action to revoke the permit. The Administrator's letter, constituting Notice of Intent to Revoke Variance may be appealed to the Board of Adjustment within thirty (30) days of its mailing. The Board of Adjustment shall consider the appeal and may affirm, reverse, or modify the Administrator's Notice of Intent to Revoke. The applicant must comply with the Board of Adjustment's Order on Appeal of Notice of Intent to Revoke Variance within thirty (30) days of the Board's decision.

### **ACTION REQUIRED:**

- 1. Approve/ Deny Request for 14' variance by Planning & Zoning Commission.**
- 2. Approve/Deny / Approve with Conditions by City of Deadwood Board of Adjustment.**

Return Completed Form To:  
**Planning and Zoning**  
108 Sherman Street  
Deadwood, SD 57732



Section 5 Item b.

Questions Contact:  
**Jeremy Russell**  
(605) 578-2082 or  
jeramyr@cityofdeadwood.com

Application No. \_\_\_\_\_

## REQUEST FOR VARIANCE

**Application Fee: \$200.00**

**Applicants:** Please read thoroughly prior to completing this form. Only complete applications will be considered for review.

Name of Petitioner: Richard NEESON Telephone: (817) 291-4969

Address: 4108 Hildring Dr. E. FT. Worth, TX. 76109  
Street City State Zip

Legal Description of Property: TRACT "A", being a subdivision of Lots 3 and 4 in Block 53 of the Original Townsite of Deadwood Lawrence County, South Dakota, as shown on Plat Dec. No. 1990-0394

Property Address: 26 Washington DEADWOOD SD 57732  
Street City State Zip

Description of Request: Allow variance to setback on Jackson St. to allow for construction of single carport.

Appeal from Section: \_\_\_\_\_

Signature of Applicant: Richard Neeson Date: May 3, 2022

Signature of Property Owner: Richard Neeson Date: May 3, 2022

Fee: \$ \_\_\_\_\_ Paid On \_\_\_\_\_ Receipt Number \_\_\_\_\_

**Legal Notice Published**

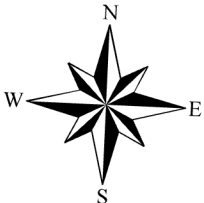
**Date:** \_\_\_\_\_

**Hearing Date:** \_\_\_\_\_

<b>PLANNING AND ZONING ADMINISTRATOR:</b>			
Approved/P&Z Administrator:	Yes	No	Signature: _____ Date: _____
<b>PLANNING AND ZONING COMMISSION:</b>			
Approved/P&Z Commission:	Yes	No	Date: _____
<b>DEADWOOD BOARD OF ADJUSTMENT:</b>			
Approved/City Commission:	Yes	No	Date: _____

Reason for Denial (if necessary): \_\_\_\_\_





REQUEST FOR A VARIANCE  
26 WASHINGTON AVENUE  
RICHARD NEESON



OFFICE OF  
PLANNING, ZONING AND  
HISTORIC PRESERVATION  
108 Sherman Street  
Deadwood, SD 57732



**Jeremy Russell**  
Planning and Zoning Administrator  
Telephone (605) 578-2082  
[jeramyr@cityofdeadwood.com](mailto:jeramyr@cityofdeadwood.com)  
Fax (605) 578-2084

**STAFF REPORT  
PLANNING AND ZONING  
REZONING ANALYSIS  
AMENDMENT TO ZONING MAP  
May 9, 2021**

**APPLICANT:** Nicole Ideus (Co-owner JNI Properties, LLC)

**PURPOSE:** Rezoning Request – Residential (R1) to Commercial

**GENERAL LOCATION:** 6, 8, 10 Water Street

**LEGAL DESCRIPTION:** Plat of Tract A revised, including Tract A, Lot B-2, Lot C of Water Street Right of Way and the remainder of probate Lot 318 lying West of the East Bulkhead of Whitewood Creek. Being a portion of Probate Lot 318 and Block 38, Original Town, City of Deadwood. All located in the SE1/4 of Section 22, and the SW1/4 of Section 23, T.5N., R.3E., B.H.M., Lawrence County, South Dakota. (Lot C and B-2 according to Plat Doc. #95-4001)

**FILE STATUS:** All legal obligations have been completed

**CURRENT ZONING:** Residential – R1

**ASSESSOR'S NUMBER:** 30025-03800-370-00

**STAFF FINDINGS:**

Surrounding Zoning:

North: C1 – Commercial  
South: R1 – Residential District  
East: PU - Public Use  
West: C1 – Commercial

Surrounding Land Uses:

Deadwood Mountain Grand Resort  
Residential Housing  
City Hall  
Commercial Land (Vacant)

**SUMMARY OF REQUEST**

The applicant has submitted to the City a rezoning request from R1 – Residential District to C1 – Commercial District to allow for commercial use of property. The R1 – Residential District is intended to provide locations for areas worthy of housing due to their proximity to neighborhoods.



The C1 – Commercial District is intended to provide locations for the development of commercial service establishments primarily catering to the hospitality service and merchandise needs of the local population as well as the tourism industry.

The subject property is situated in Central Deadwood near the intersection of Water Street and Cemetery Street. The applicant has indicated she intends to operate a short-term rental in the top floor of the apartment building.

### COMPLIANCE

1. The Zoning Officer provided notice identifying the applicant, describing the project and its location and giving the scheduled date of the public hearing in accordance with Section 17.96.020
2. A sign was posted on the property for which the requests were filed.
3. Notice of the time and place was published in the designated newspaper of the City of Deadwood.

### SECTION 17.100.030 -STANDARDS OF REVIEW

**In reviewing an amendment to the text of this Ordinance or an amendment to the Official Zoning District Map, the City Commission and Planning and Zoning Commission shall consider the following:**

- A. Whether the proposed amendment is in conflict with any applicable portions of this Ordinance.

*The property in review currently surrounded by a variety of zoning districts. Spot zoning would not be an issue with this application.*

- B. Whether the proposed amendment is consistent with all elements of the Deadwood Comprehensive Plan.

*The Comprehensive Plan Land Use Map depicts the area as Commercial City Center and intended to contain a mixture of uses in an urbanized environment. Also to have emphasis on pedestrian-scaled amenities and intimate retail settings.*

- C. Whether the proposed amendment is compatible with surrounding Zone Districts and land uses, considering existing land use and neighborhood.

*The subject property is adjacent on two sides also zoned C1 – Commercial District. The property is located in an area with a mix of uses.*

- D. Whether the extent to which the proposed amendment would result in demands on public facilities, and the extent to which the proposed amendment would exceed the capacity of such public facilities, including, but not limited to transportation facilities, sewage facilities, water supply, parks, drainage, schools, and emergency medical facilities.

*The proposed project will not impact the demand on the public facilities. The subject property is located in Zone X – Areas of 500-year floods; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees-from 100-year flood.*

- E. The effect of the proposed amendment on traffic generation and road safety.

*Currently the property has a high volume of pedestrian traffic and the owner intends on providing services to the users. Municipal parking is located nearby along with one off-street parking space at the property which would be the requirement of City of Deadwood Code.*

- F. Whether the proposed amendment is consistent and compatible with the community character in the City of Deadwood.

*With no proposed alterations to the property the proposed amendment is in harmony with the overall character of existing development in the vicinity of the subject property.*

- G. Whether there have been changed conditions affecting the subject parcel or the surrounding neighborhood, which support the proposed amendment.

*With the development of Powerhouse Park, improved walkability, and enhancements to the Deadwood Mickelson Trailhead, added pedestrian traffic has created pedestrian traffic significant enough to make the subject property appealing as a commercial property.*

- H. Whether the proposed amendment would be in conflict with the public interest and is in harmony with the proposed amendment may or may not be in conflict with the public interest.

*At this time, there have been no comments in support or against this amendment and there will be a time for public comment prior to the discussion on this amendment.*

#### ACTION REQUIRED:

1. Recommended **Approval or Denial** by Planning and Zoning Commission.
2. First Reading by the City Commission



**Questions Contact:**  
**Jeramy Russell**  
(605) 578-2082 or  
jeramyr@cityofdeadwood.com

Application No. \_\_\_\_\_

**Application Fee: \$200.00**

**Applicants: Please read thoroughly prior to completing this form. Only complete applications will be considered for review.**

Name of Petitioner: Nicole Ideus (co-owner JNI Properties, LLC) Telephone: (402) 239-1135

Address: 2013 Elk St Beatrice NE 68310  
Street City State Zip

Legal Description of Property: ORIGINAL TOWN DEADWOOD TRACT A REVISED PLAT 1995-04001

Description of Request: Request is to change zoning from residential to commerical so that one of the  
three rental units can be used for short-term rentals.

Present Zoning Classification: R1 Residential Requested Zoning Classification: C1 Commerical

Existing Use of Property: Three separate housing units for long term renters.

Signature of Applicant: Nicole Delano Date: April 18, 2022

Signature of Property Owner: Nicole D Udens Date: April 18, 2022

Fee: \$ \_\_\_\_\_ Paid On \_\_\_\_\_ Receipt Number \_\_\_\_\_

**Legal Notice Published**                      **Date:** \_\_\_\_\_                      **Hearing Date:** \_\_\_\_\_

<b>PLANNING AND ZONING ADMINISTRATOR:</b>			
Approved/P&Z Administrator:	Yes	No	Signature: _____ Date: _____
<b>PLANNING AND ZONING COMMISSION:</b>			
Approved/P&Z Commission:	Yes	No	Date: _____
<b>DEADWOOD BOARD OF ADJUSTMENT:</b>			
Approved/City Commission:	Yes	No	Date: _____

Reason for Denial (if necessary): \_\_\_\_\_

## Petition for Zoning Amendment

To Whom It May Concern:

This letter is regarding 6, 8, 10 Water Street in the City of Deadwood. The property currently serves as housing for long-term renters with three units. As new owners of the property, we are requesting a zoning change from R1 residential to C1 commercial so that the third unit can be used for short-term rentals. The additional income from short-term rentals should allow us to maintain lower rents for the current tenants and provide additional income for needed upkeep and improvements.

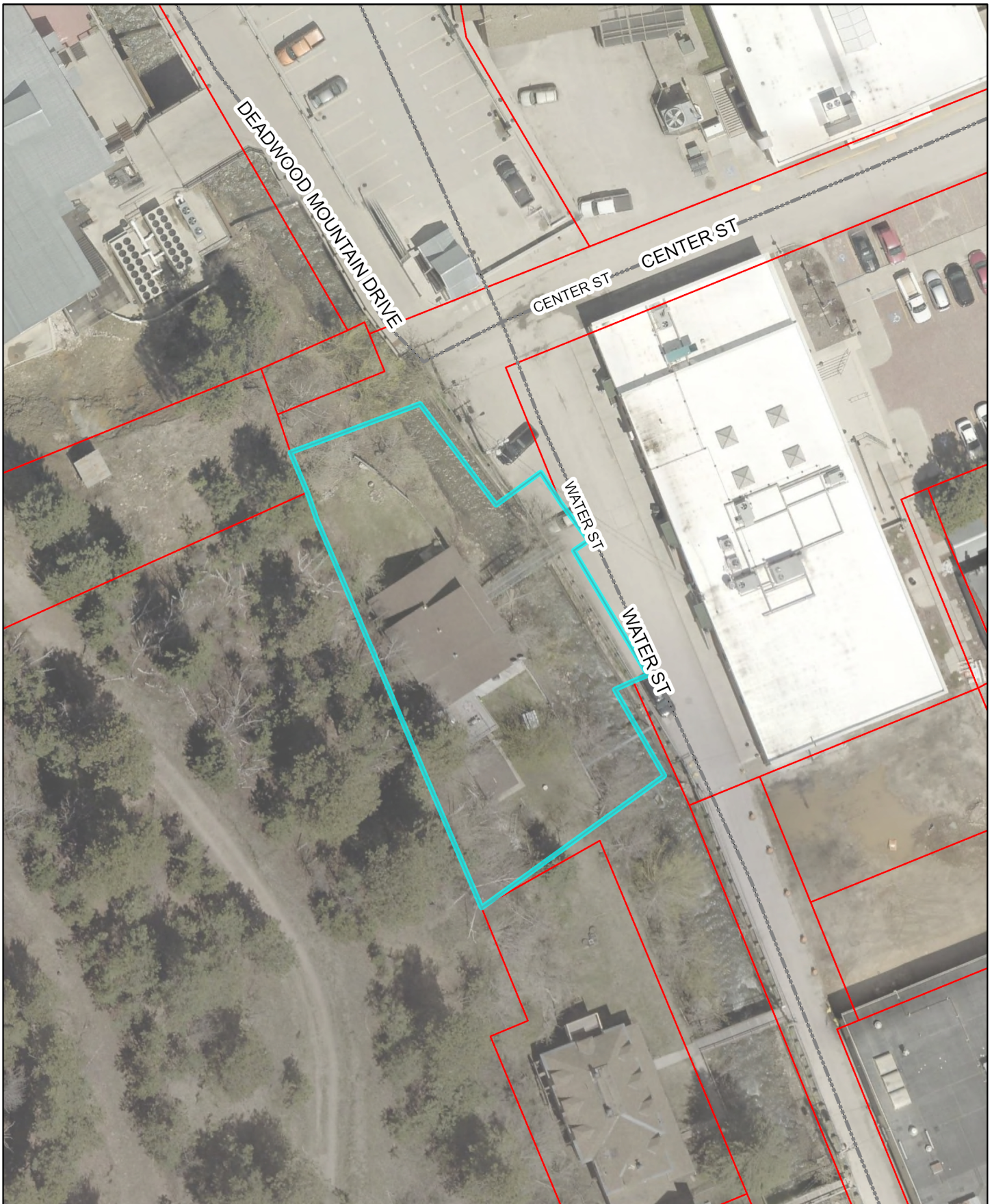
The proposed amendment aligns well with zoning changes made to 36 Water Street approximately 6 years ago.

We do not anticipate any impediment in traffic, road safety, or parking as the property has 6 parking stalls which should be sufficient for the two current tenants and a short-term renter.

The proposed amendment to change the property from residential to commercial should not put any additional stress on city facilities including transportation, water supply, sewage facilities, parks, drainage, schools, and emergency medical facilities. While a family may utilize the short-term rental, we city facility demand will not be any more that what could be with long-term rental for all three units.

Kindest regards,  
Nicole Ideus  
(co-owner JNI Properties)





PETITION FOR ZONING AMENDMENT  
NICOLE IDEUS (JNI PROPERTIES)  
6, 8, 10 WATER STREET

OFFICE OF  
PLANNING, ZONING AND  
HISTORIC  
PRESERVATION  
108 Sherman Street  
Telephone (605) 578-2082  
Fax (605) 578-2084



**Jeramy Russell**  
Planning and Zoning  
Administrator  
Telephone (605) 578-2082

**PLANNING AND ZONING MEETING  
STAFF REPORT  
May 18<sup>th</sup>, 2022**

**APPLICANT:** Randy Horner

**PURPOSE:** Creating Property Lines & Transfer of Land

**GENERAL LOCATION:** Located near the Preacher Smith Monument

**LEGAL DESCRIPTION:** LOT A OF THE RIDGE DEVELOPMENT FORMERLY A PORTION OF THE PREACHER SMITH TRACT. LOCATED IN GOVERNMENT LOT 8 AND GOVERNMENT LOT 5 SEC. 1, T.5.N., R.3.E., B.H.M. THE CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA.

**FILE STATUS:** All legal obligations have been completed.

**ZONE:** Park Forest

**STAFF FINDINGS:**

Surrounding Zoning:

North: Lawrence  
South: Park Forest  
East: Lawrence County  
West: Lawrence County

Surrounding Land Uses:

Vacant Land  
Vacant land  
Vacant Land  
Vacant Land

**SUMMARY OF REQUEST**

*The purpose of platting Lot A is to facilitate the transfer of land and development of "The Ridge." The Ridge will be constructed in phases and once the land is transferred it will be determined how this land will be developed.*

## FACTUAL INFORMATION

1. The property is currently zoned Park Forest
2. The proposed lot are comprised as Lot A = 19.664 Acres±
3. The subject property is located within a low density park forest designation.
4. The property is not located within a flood zone or flood hazard zone.
5. Public facilities are not currently available to serve the property.

## STAFF DISCUSSION

*Lot A is compliant with the City of Deadwoods Zoning Codes and meet the requirements for bulk area as required by Deadwood City Ordinance 17.20.040 Area and Bulk Requirements.*

1. The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
2. Land is identified with a new legal description for the transfer of the land.
3. Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
4. A date is shown on the plat and serves to "fix in time" the data represented on the plat.
5. The street bounding the lot is shown and named.
6. All certifications are indicated and correct on the plat.
7. Dimensions, angles and bearings are shown along the lot lines.
8. Scale of the plat is shown and accompanied with a bar scale.

### ACTION REQUIRED:

1. Approval / Denial by Deadwood Planning and Zoning Commission.
2. Approval / Denial by Deadwood Board of Adjustment.







OFFICE OF  
PLANNING, ZONING AND  
HISTORIC  
PRESERVATION  
108 Sherman Street  
Telephone (605) 578-2082  
Fax (605) 578-2084



**Jeramy Russell**  
Planning and Zoning Administrator  
Telephone (605) 578-2082  
jeramyr@cityofdeadwood.com

**STAFF REPORT**  
**PLANNING AND ZONING**  
April 20, 2022 MEETING

**APPLICANT:** WJP Holdings, LLC (William Pearson)

**PURPOSE:** Transfer of land & Creating Property Lines.

**GENERAL LOCATION:** Stage Run Phase 2

**LEGAL DESCRIPTION:** *LOTS 12A, 12B, 13A AND 13B, BLOCK 4A OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD 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 FORMERLY A PORTION OF LOT 1, BLOCK 4A*

**FILE STATUS:** All legal obligations have been completed.

**ZONE:** P.U.D. – Planned Unit Development

**STAFF FINDINGS:**

Surrounding Zoning:

North: PF – Park Forest

South: P.U.D – Planned Unit Development

East: P.U.D – Planned Unit Development

West: Lawrence County Land

Surrounding Land Uses:

Lawrence County/Vacant

Residential Homes

Residential Homes

Vacant

**SUMMARY OF REQUEST**

The purpose of this plat is to facilitate the transfer of property and establish property lines. This plat describes the area located at 121 (Lot 12A, 12B) and 123 (Lot 13A, 13B) Mystery Wagon Road. A duplex is currently finishing construction on these four lots.

### FACTUAL INFORMATION

1. The property is currently zoned P.U.D. – Planned Unit Development.
2. The proposed lots are comprised of the following acreage: *Lot 12A* 0.182 Acres $\pm$ , *Lot 12B* 0.203 Acres $\pm$ , *Lot 13A* 0.173 Acres $\pm$ , *Lot 13B* 0.176 Acres $\pm$ .
3. The subject property is located within a low density residential designation.
4. The property is not located within a flood zone or flood hazard zone.
5. Public facilities are available to serve the property.

### STAFF DISCUSSION

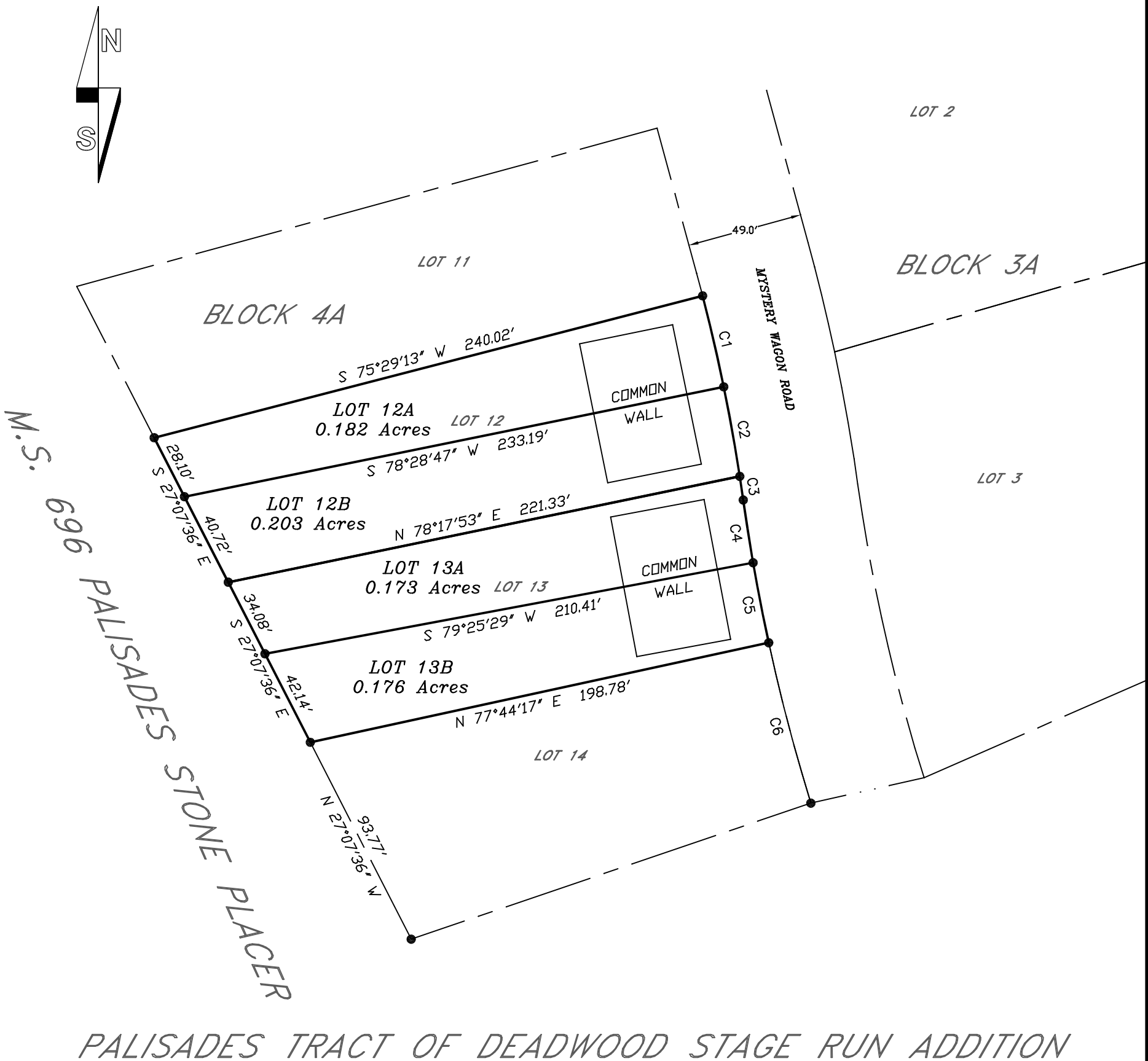
Phase 2 of Stage Run was laid out in the original master plan that Deadwood Stage Run LLC presented to the City of Deadwood in 2007. At that time, it was approved by the Deadwood Planning and Zoning Commission as well as the City Commission.

1. The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
2. Land is identified with a new legal description for the transfer of the land.
3. Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
4. A date is shown on the plat and serves to "fix in time" the data represented on the plat.
5. The street bounding the lot is shown and named.
6. All certifications are indicated and correct on the plat.
7. Dimensions, angles and bearings are shown along the lot lines.
8. Scale of the plat is shown and accompanied with a bar scale.

### ACTION REQUIRED:

1. Approval /Denial by Deadwood Planning and Zoning Commission

PLAT OF LOTS 12A, 12B, 13A AND 13B, BLOCK 4A OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD LOCATED IN THE SW¼ OF SECTION 14, THE SE¼ OF SECTION 15, THE NE¼NE¼ OF SECTION 22 AND THE N½NW¼ OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA FORMERLY A PORTION OF LOTS 12 AND 13, BLOCK 4A



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	776.01'	39.61'	39.61'	N 13°02'52" W	2°55'29"
C2	776.01'	38.54'	38.53'	S 10°09'46" E	2°50'43"
C3	775.50'	10.13'	10.13'	S 08°21'54" E	0°44'54"
C4	815.74'	26.91'	26.91'	S 08°55'49" E	1°53'25"
C5	819.43'	34.55'	34.55'	S 11°03'28" E	2°24'56"
C6	824.50'	70.32'	70.30'	N 14°42'18" W	4°53'11"

● REBAR & CAP (VREM LS6577)



- NOTES:
- OWNER/DEVELOPER  
WJP HOLDINGS LLC  
PO BOX 631  
DEADWOOD, SD 57732
  - A 5' DRAINAGE & UTILITY EASEMENT IS HEREBY GRANTED  
ALONG SIDE AND REAR LOT LINES AND 10' ALONG THE FRONT  
UNLESS OTHERWISE NOTED



Prepared By:  
**PONDEROSA LAND SURVEYS, L.L.C.**  
332A WEST MAIN ST.  
LEAD, SOUTH DAKOTA 57754  
(605) 722-3840

Date:	4/12/2022
Drawn By:	L. D. Vrem
Project No.:	22-163
Dwg. No.:	22-163.dwg

PAGE 2 OF 2

OFFICE OF  
PLANNING, ZONING AND  
HISTORIC  
PRESERVATION  
108 Sherman Street  
Telephone (605) 578-2082  
Fax (605) 578-2084



**Jeramy Russell**  
Planning and Zoning  
Administrator  
Telephone (605) 578-2082

**PLANNING AND ZONING MEETING  
STAFF REPORT  
May 18<sup>th</sup>, 2022**

---

**APPLICANT:** City of Deadwood

**PURPOSE:** Consolidating Parcels

**GENERAL LOCATION:** Located near Railroad Ave. and McKinley Street

**LEGAL DESCRIPTION:** PARK LOT AND SPRING STREET LOTS 1 AND 2; CONSISTING OF AN UNNAMED LOT, LOT C AND LOT 2 OF BLOCK 1, LOTS A, B AND LOTS 2 THRU 6 OF BLOCK 2, AND THE UNNAMED RIGHT OF WAY; BEING PORTIONS OF M.S. 283, IN THE CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

**FILE STATUS:** All legal obligations have been completed.

**ZONE:** Residential Multi-Family

---

**STAFF FINDINGS:**

Surrounding Zoning:

North: Residential Multi- Family  
South: Residential Multi- Family  
East: Residential Multi- Family  
West: Residential Multi- Family

Surrounding Land Uses:

Residential Homes  
Residential Homes  
Residential Homes  
Residential Homes

**SUMMARY OF REQUEST**

*The purpose of platting Park Lot and Spring Street 1 & 2 is to consolidate multiple parcels owned by the City of Deadwood.*

## FACTUAL INFORMATION

1. The property is currently zoned Park Forest
2. The proposed lot are comprised as Park Lot = 1.404 Acres $\pm$ , Spring Street Lot 1 = 0.065 Acres $\pm$ , Spring Street Lot 2 = 0.055 Acres $\pm$
3. The subject property is located within a medium density Multi-Family designation.
4. The property is not located within a flood zone or flood hazard zone.
5. Public facilities are not currently available to serve the property.

## STAFF DISCUSSION

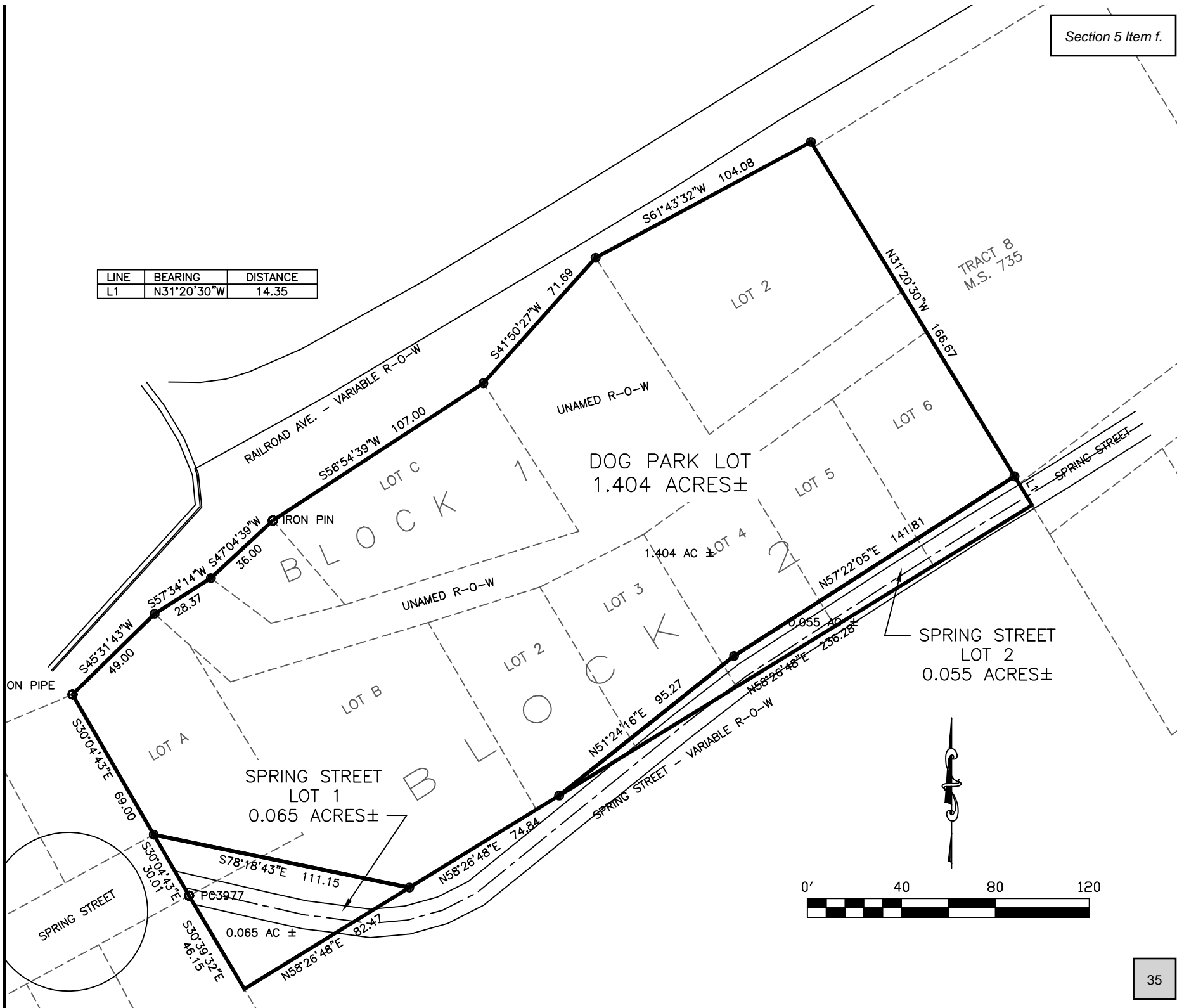
*These lots are compliant with the City of Deadwoods Zoning Codes. The Park Lot is a potential location for Deadwoods first Dog Park. The area will continue to be cleaned of trash and debris until a decision is made.*

1. The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
2. Land is identified with a new legal description for the transfer of the land.
3. Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
4. A date is shown on the plat and serves to "fix in time" the data represented on the plat.
5. The street bounding the lot is shown and named.
6. All certifications are indicated and correct on the plat.
7. Dimensions, angles and bearings are shown along the lot lines.
8. Scale of the plat is shown and accompanied with a bar scale.

### ACTION REQUIRED:

1. Approval / Denial by Deadwood Planning and Zoning Commission.
2. Approval / Denial by Deadwood Board of Adjustment.

LINE	BEARING	DISTANCE
L1	N31°20'30"W	14.35







OFFICE OF  
PLANNING, ZONING AND  
HISTORIC PRESERVATION  
108 Sherman Street  
Deadwood, SD 57732



**Jeremy Russell**  
Planning and Zoning Administrator  
Telephone (605) 578-2082  
[jeramyr@cityofdeadwood.com](mailto:jeramyr@cityofdeadwood.com)  
Fax (605) 578-2084

## FINDINGS OF FACT AND CONCLUSIONS FOR CONDITIONAL USE PERMIT FOR A BED AND BREAKFAST

**NAME:** Deanna & Thomas Smith

**PURPOSE:** Request for a Conditional Use Permit for a Bed and Breakfast.

**ADDRESS:** 29 Van Buren Avenue

**LEGAL DESCRIPTION:** The Southerly 57 feet of Lots 21, 22, 23 and 24, Block 50  
Original Townsite, City of Deadwood Lawrence County,  
South Dakota

**ASSESSORS NO.:** 30025-05000-240-10

**RE:** Request for Conditional Use Permit

WHEREAS, the above application for a Conditional Use Permit for a Bed and Breakfast in the R1 – Residential District came on review before the Deadwood Planning and Zoning Commission on Wednesday May 4, 2022. The application was recommended for approval by the Deadwood Planning and Zoning Commission. The Deadwood Board of Adjustment approved the request for a Bed and Breakfast at 29 Van Buren Avenue as recommended by the Planning and Zoning Commission on May 4, 2022.

WHEREAS, all present members of the Deadwood Planning and Zoning Commission and the Deadwood Board of Adjustment having reviewed the Conditional Use Permit request and having considered all comments offered and all of the evidence and testimony presented for the application; and, after discussion and consideration of the application and being fully advised in the premises, the Deadwood Planning and Zoning Commission and Deadwood Board of Adjustment hereby enter their:

### **FINDINGS OF FACT AND CONCLUSIONS**

- Staff provided public notice identifying the applicant, describing the project and its location, and giving the scheduled date of the public hearing in accordance with Section 17.76.020. Notice was placed in the designated newspaper of the City of Deadwood, ten (10) days in advance of the hearing as required by Section 17.76.060.J
- An official sign was posted on the property for which the Conditional Use Permit was

filed as required by Section 17.76.060.J

- Property owners within three hundred (300) feet of the boundaries of the subject land were notified by first class mail as required by Section 17.76.060.J.
- The subject property is located within a very low density land use classification on the adopted Land Use Map.
- The subject area is zoned R1 – Residential District. The area near the subject property consists of a mixture of single family, multi-family dwellings.
- The use, as proposed would not result in a substantial or undue adverse effect on adjacent property or the character of the neighborhood and the use would not alter the character of the area.
- The granting of the conditional use permit would not increase the proliferation of non-conforming uses. The use is expressly allowed in the R1 – Residential District under certain conditions and the conditions were met.
- The use would not cause significant adverse impacts on water supply, fire protection, waste disposal, schools, traffic and circulation or other services. This type of use does not demand a high degree of services.
- Based on these findings, the Deadwood Planning and Zoning Commission recommended approval of the request for a conditional use permit for a Bed and Breakfast. The Deadwood Board of Adjustment approved the request as recommended by the Planning and Zoning Commission with the following conditions:
  1. **The Conditional Use Permit runs with the applicant and not the land; therefore, should the property be sold, the Conditional Use Permit is null and void.**
  2. **The Bed and Breakfast must be owner occupied.**
  3. **Proof of a state sales tax number shall be provided to the Planning and Zoning Office for their files.**
  4. **Proof that the Building Inspector has inspected the building and it meets all of the building codes.**

5. Proper paperwork is filed with the City of Deadwood Finance Office for BID taxes.
6. Proof of City of Deadwood Business License.
7. Obtain lodging license after inspection from the South Dakota Department of Health.
8. All parking shall be off street.

ATTEST:

---

Jessicca McKeown, Finance Officer  
City of Deadwood  
/ / /2022

---

David Ruth, Mayor  
City of Deadwood  
/ / /2022

---

John Martinisko, Chairman  
Planning and Zoning Commission  
/ / /2022

---

David Bruce, Secretary  
Planning and Zoning Commission  
/ / /2022