



# Planning and Zoning Commission Regular Meeting Agenda

Wednesday, June 04, 2025 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

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1. **Call to Order**

2. **Roll Call**

3. **Approval of Minutes**

- [a.](#) Approve the minutes from the May 21, 2025 Planning and Zoning Commission Meeting.

4. **Sign Review Commission**

- [a.](#) Application for Sign Permit - 250 US Hwy 14A - Mel's Horseback Rides. Applicant is requesting permission for two (2) new signs. The first sign will display business name and be attached to corral panels. The second sign will display "Open" and "Closed", and will be displayed alternately. Signs and locations are compliant with sign ordinance.

Actions:

1. Approve/deny Application for Sign Permit.

- [b.](#) Application for Sign Permit - 531 Main Street - Tin Lizzies. Applicant is requesting permission to replace window signs on north side of building. Signs and locations are compliant with sign ordinance.

Actions:

1. Approve/deny Application for Sign Permit.

- [c.](#) Application for Sign Permit - 399 Cliff Street - Waters Hardware. Applicant is requesting permission to replace existing wall sign. Sign and location is compliant with sign ordinance.

Actions:

1. Approve/deny Application for Sign Permit.

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**

8. **Adjournment**



# Planning and Zoning Commission Regular Meeting Minutes

Wednesday, May 21, 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, May 21, 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

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

- a. Swear in and take Oath of Office - Planning and Zoning Commissioner, Jim Williams  
Commissioner Joseph swore in Jim Williams as Planning and Zoning Commissioner.

## 3. Approval of Minutes

- a. Approve the minutes of the May 7, 2025 Planning and Zoning Commission Meeting.  
***It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve the minutes from the May 7, 2025 Planning and Zoning Commission Meeting. Voting yea: Martinisko, Keehn, Owens, Williams.***

## 4. Sign Review Commission

## 5. Planning and Zoning Commission

- a. 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. Public Hearing
2. Approval/Denial of continued use by Planning and Zoning Commission

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

- b. 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. Public Hearing
2. 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 Owens 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: Martinisko, Keehn, Owens, Williams.***

- c. 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. Public Hearing
2. Approval/Denial of continued use by Planning and Zoning Commission

Mr. Kuchenbecker introduced 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 Owens to approve Annual Review - Conditional Use Permit for Bed and***

***Breakfast Establishment – 25 Lincoln Avenue – 1899 Inn Cottage with eight (8) conditions. Voting yea: Martinisko, Keehn, Owens, Williams.***

- d. 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. Public Hearing
2. 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: 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**

Mr. Kuchenbecker discussed the paving of roads and installation of sewer line at the Stage Run Development.

The Department of Transportation has purchased the Railroad Street parking lot in anticipation of the future Box Culvert project. In addition, construction of the satellite parking lot near The Lodge will begin with an anticipated completion date of October 2025.

A bid has been awarded for the Water Redundancy Line project. The new water line will run from Lee Street to the Rodeo grounds.

Final walkthrough for the FEMA project has occurred.

## **8. Adjournment**

***It was moved by Commissioner Owens and seconded by Commissioner Keehn 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 4:27 p.m.

ATTEST:

\_\_\_\_\_  
Chairman, Planning & Zoning Commission

\_\_\_\_\_  
Secretary, Planning & Zoning Commission

***Minutes by Leah Blue-Jones, Zoning Coordinator***

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# SIGN PERMIT STAFF REPORT

Sign Review Commission

June 4, 2025

**Applicant:** Mel Hanson

**Address:** 250 US Hwy 14A, Deadwood, SD 57732

**Site Address of Proposed Signage:** 250 US Hwy 14A (formerly Amish Furniture Store)

## Computation of Sign Area

**Building Frontage:** 60 Feet

**Total Available Signage:** 120 Square Feet

**Existing Signage:** One Freestanding (45 Square Feet – not associated with this business)

**Remaining Available Signage Area:** 120 Square Feet

**Proposed Sign Project:** Install 2 new signs - (business name sign = 30 Square Feet), (“open” and “closed” sign = 20 Square Feet)

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

**Proposed Lighting of the Signs:** None

**Location of Proposed Sign:** Attached to corral panels. “open” and “closed” signs would be displayed alternately, not at the same time.

## Discussion

The sign permit application in review is proposed at a location outside the locally-designated historic district and outside the national historic landmark district which is regulated by chapter 15.32.315 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 is leasing space on this property to operate a horseback ride business. The signs are to advertise this business.

The proposed signs and their locations are compliant with the sign ordinance.

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## 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 signs at 250 US Hwy 14 A

OR

Motion to deny proposed sign permit application as submitted.

Metal Sign 7 1/2 Feet Wide and 4 Feet Tall Will be manufactured/made by  
Wrapped in Vinyl. Mountain Men Metal Art - Corral  
in Belle Fourche. (ph. 605-858-1593).

Section 4 Item a.

Sign will be mounted on the front of the Corral  
panel system on site. (will have hooks with  
locking system that will  
secure it to the panel)

Mel's

# HORSEBACK RIDES

5 Minutes: \$20 10 Minutes: \$30









Set up of corral panels. Dot is where I will hang my Mel's Horseback Rides sign. The Open/Closed sign will be hung on the west side.

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# SIGN PERMIT STAFF REPORT

Sign Review Commission

June 4, 2025

**Applicant:** David Knight

**Address:** 555 Main Street, Deadwood, SD 57732

**Site Address of Proposed Signage:** 531 Main Street (Tin Lizzies)

## Computation of Sign Area

**Building Frontage:** 212 Feet

**Total Available Signage:** 424 Square Feet

**Existing Signage:** Projecting sign (27.5 Square Feet)  
 Wall Sign – north side (30 Square Feet)  
 Wall Sign – west side (30 Square Feet)  
 Valance sign – Paddy Oneil's (N/A)  
 4 Window signs – north side (replaced with this permit)

**Remaining Available Signage Area:** 336.5 Square Feet

**Proposed Sign Project:** replace window signs on north side (total actual size = 56 Square feet counted against total allowed at 25% = 14 Square Feet)

**Proposed Building Materials:** Vinyl (see attached rendering)

**Proposed Lighting of the Signs:** None

**Location of Proposed Sign:** Attached is a photograph showing the signs as they have already been installed.

## 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 installed signs to advertise various tenants within the building.

The signs and their locations are compliant with the sign ordinance.

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## 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 window signs at 531 Main Street

OR

Motion to deny proposed sign permit application as submitted.





Additional Details:

- All signs are made from standard window vinyl
- All signs are non-illuminated
- These signs replace the old signs that were installed several years ago.





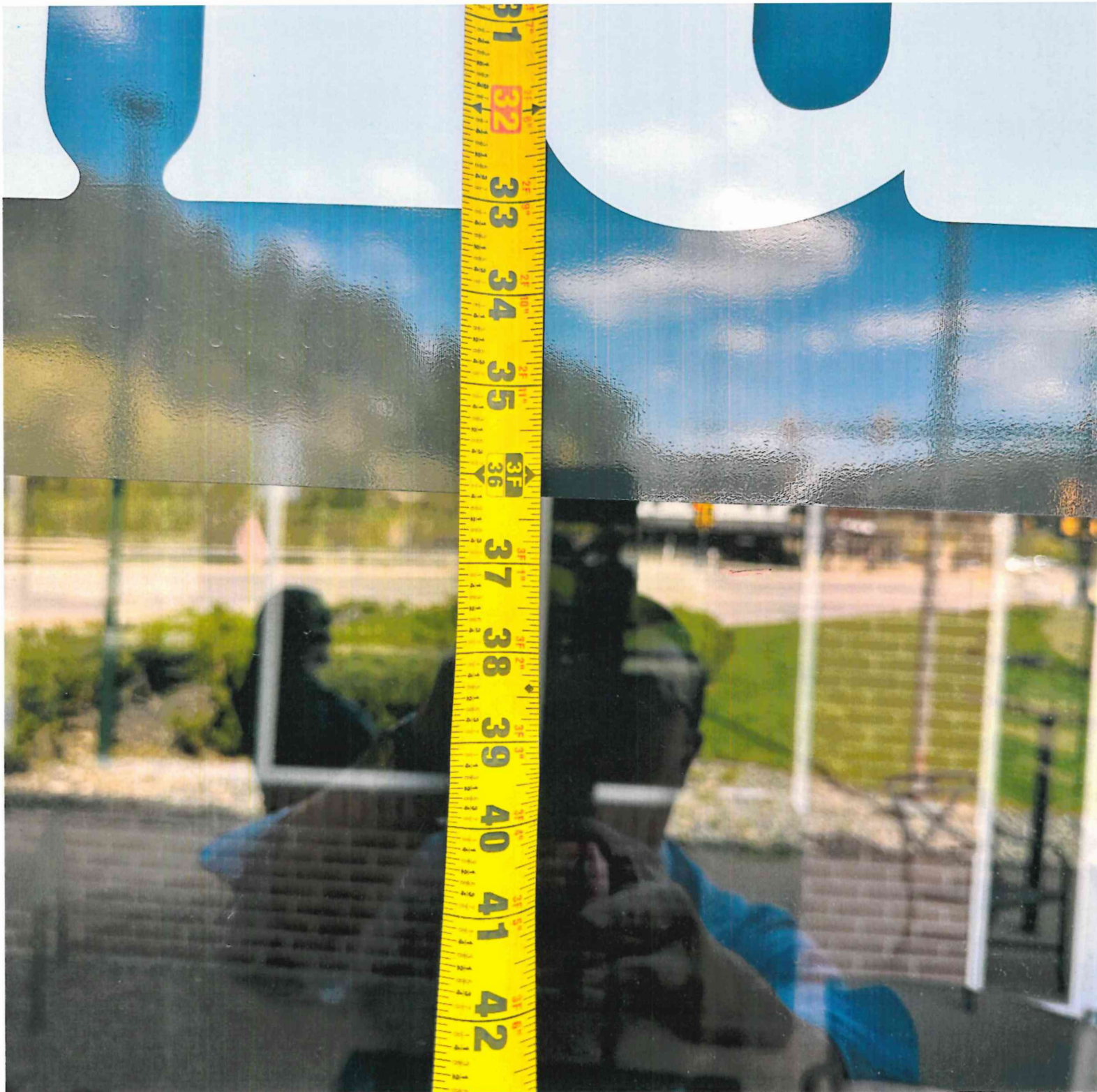












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## SIGN PERMIT STAFF REPORT

Sign Review Commission

June 4, 2025

**Applicant:** Les Bellet

**Address:** 399 Cliff Street, Deadwood, SD 57732

**Site Address of Proposed Signage:** 399 Cliff Street (formerly Twin City Hardware)

### Computation of Sign Area

**Building Frontage:** 239 Feet

**Total Available Signage:** 478 Square Feet

**Existing Signage:** One wall sign (15 Square Feet) & One wall sign (40 Square Feet – to be replaced)

**Remaining Available Signage Area:** 423 Square Feet

**Proposed Sign Project:** Replace existing wall sign, same size, location, and materials

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

**Proposed Lighting of the Signs:** None

**Location of Proposed Sign:** Attached is a photograph showing the current sign. New sign would be in this same location.

### Discussion

The sign permit application in review is proposed at a location outside the locally-designated historic district and outside the national historic landmark district which is regulated by chapter 15.32.315 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.

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The business at this location has been sold and is now part of the "Water's Hardware" chain. The proposed sign is to advertise this change in ownership.

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

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## Sign Review Commission Action

Motion to approve permit for new wall sign at 399 Cliff Street

OR

Motion to deny proposed sign permit application as submitted.

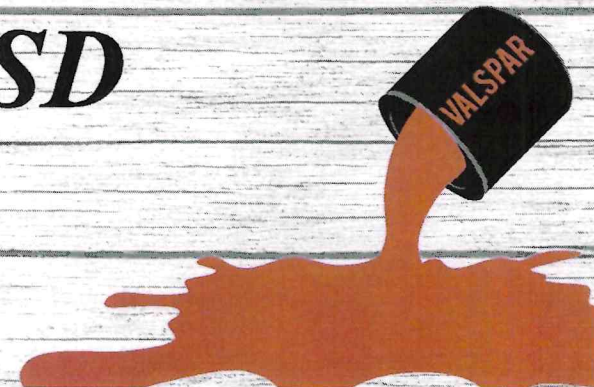




*Lumber - Rental - Office Supply*

*399 Cliff Street, Deadwood SD*

*605-578-3782*





Existing sign located to the right of the main entrance