



Planning and Zoning Commission Regular Meeting Agenda

Wednesday, January 18, 2023 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call to Order**

- a. Swearing in of Ken Owens as Mayoral appointment to replace Kevin Wagner's unexpired term ending December 31, 2025. (Charlie Struble)

2. **Roll Call**

3. **Approval of Minutes**

- [a.](#) Approval of December 21, 2022 Minutes

4. **Planning and Zoning Commission**

- [a.](#) Permission for the Chair and Secretary to sign Planned Unit Development Certification for The Ridge development as required under DCO Chapter 17.72.090.

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

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

6. **Items from Staff**

- a. Update on Short-Term Rental Task Force meeting - Dave Bruce / Cindy Schneringer
- b. Update on development activity - Trent Mohr
- [c.](#) Fassbender Newsletter - 4th Qtr. 2022

7. **Adjournment**

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



Planning and Zoning Commission Regular Meeting Minutes

Wednesday, December 21, 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, December 21, 2022 at 5:01 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 Charles Eagleson

ABSENT

Commissioner Kevin Wagner

STAFF PRESENT

Jeremy Russell, Planning and Zoning Administrator
 Trent Mohr, Building Inspector
 Kevin Kuchenbecker, Historic Preservation Officer

3. Approval of Minutes

- a. Approval of December 7, 2022 Minutes

It was moved by Commissioner Keehn and seconded by Commissioner Eagleson to approve the December 7, 2022 minutes. Voting Yea: Martinisko, Keehn, Bruce, Eagleson

4. Sign Review Commission

- a. 696 Main Street - Carmen Almanza - Install Three New Window Signs

Mr. Mohr stated this evening we have one permit application for three signs for your consideration. They are for window signs at 696 Main Street, the old First Interstate Bank building. As I stated in my staff report, the owners of this building remodeled and they have been operating a short-term nightly rental operation out of this building since March or May. These signs are to advertise that business. The signs and the location are compliant with the ordinance and requires no variances.

Mr. Kuchenbecker disclosed that Carmen Almanza is his niece.

It was moved by Commissioner Bruce and seconded by Commissioner Eagleson to approve the sign permit for 696 Main Street to install three window signs. Voting Yea: Martinisko, Keehn, Bruce, Eagleson

5. Planning and Zoning Commission

- a. Final Plat - Revisions/Adjusting Lot Lines - Merle & Dawn Carpenter - Deadwood Stage Run Addition

LOT 25A AND LOT 25B, BLOCK 2 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOT 25 REVISED, BLOCK 2 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION ALL LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4 NE1/4 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 our applicant today is Merle & Dawn Carpenter. The purpose is plat revision/adjusting lot lines. Located in Deadwood Stage Run and legally described as LOT 25A AND LOT 25B, BLOCK 2 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOT 25 REVISED, BLOCK 2 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION ALL LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4 NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. This plat along with the next one, the developer is here and he is expanding their lot. That is the purpose of this plat.

It was moved by Commissioner (Keehn and seconded by Commissioner Eagleson to approve the plat revision/adjusting property lot lines legally described as LOT 25A AND LOT 25B, BLOCK 2 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOT 25 REVISED, BLOCK 2 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION ALL LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4 NE1/4 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, Eagleson

- b. Final Plat - Revision/Adjusting Lot Lines - The Summit at Deadwood Stage Run, LLC - Deadwood Stage Run Addition

LOTS 8A REVISED, 10 REVISED, 18A REVISED, 29 REVISED, 30 REVISED AND 31A REVISED BLOCK 1 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOTS 8A, 10, 18A, 20, 29, 30 AND 31A, BLOCK 1 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 the Summit at Deadwood Stage Run, LLC. Represented by William Pearson, who is here. The purpose of the plat revision is adjusting the lot lines located in Stage Run and legally described as LOTS 8A REVISED, 10 REVISED, 18A REVISED, 29 REVISED, 30 REVISED AND 31A REVISED BLOCK 1 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOTS 8A, 10, 18A, 20, 29, 30 AND 31A, BLOCK 1 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. This is the exact same scenario as the previous plat. It is on a much broader scale. There are six different properties they are extending the lot lines to the drainage area.

It was moved by Commissioner Keehn and seconded by Commissioner Bruce to approve the plat revision for adjusting the lot lines legally described as LOTS 8A REVISED, 10 REVISED, 18A REVISED, 29 REVISED, 30 REVISED AND 31A REVISED BLOCK 1 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOTS 8A, 10, 18A, 20, 29, 30 AND 31A, BLOCK 1 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, Eagleson

- c. Corrective Plat - City of Deadwood - Located Near Railroad Avenue. and McKinley Street

CORRECTIVE PLAT OF PARK LOT AND SPRING STREET LOTS 1 AND 2 OF WEISFLOG'S 2ND ADDITION; CONSISTING OF LOT C OF BLOCK 1, LOTS 2 THRU 6, AND LOTS A AND B OF BLOCK 2 OF WEISFLOG'S 2ND ADDITION, LOT 2 OF RAILROAD AVENUE BLOCK, AND AN UNNAMED LOT, AND UNNAMED RIGHT OF WAY LOCATED IN M.S. 283; ALL LOCATED IN OF M.S. 283, IN THE CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

Mr. Russell state we have seen this one before back in May. This it the lot located at the corner of Railroad and McKinley. It is city property. Our thought at one time it would be a potential area for a dog park. The Public Works and Parks Departments have done a tremendous amount of cleanup up there. Don't know if it will become a dog park but this area looks a lot better now. The applicant is the City of Deadwood and is for a corrective plat. The only change is an addition to the legal description so we have to go over this again. Legally described as CORRECTIVE PLAT OF PARK LOT AND SPRING STREET LOTS 1 AND 2 OF WEISFLOG'S 2ND ADDITION; CONSISTING OF LOT C OF BLOCK 1, LOTS 2 THRU 6, AND LOTS A AND B OF BLOCK 2 OF WEISFLOG'S 2ND ADDITION, LOT 2 OF RAILROAD AVENUE BLOCK, AND AN UNNAMED LOT, AND UNNAMED RIGHT OF WAY LOCATED IN M.S. 283; ALL LOCATED IN OF M.S. 283, IN THE CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. Again this is just cleanup. The Weisflog's 2nd Addition was not in the legal description when it was approved. The Register of Deeds did not like that so we had to add it. There are no other changes.

It was moved by Commissioner Eagleson and seconded by Commissioner Bruce to approve the corrective plat legally described as CORRECTIVE PLAT OF PARK LOT AND SPRING STREET LOTS 1 AND 2 OF WEISFLOG'S 2ND ADDITION; CONSISTING OF LOT C OF BLOCK 1, LOTS 2 THRU 6, AND LOTS A AND B OF BLOCK 2 OF WEISFLOG'S 2ND ADDITION, LOT 2 OF RAILROAD AVENUE BLOCK, AND AN UNNAMED LOT, AND UNNAMED RIGHT OF WAY LOCATED IN M.S. 283; ALL LOCATED IN OF M.S. 283, IN

***THE CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. Voting
Yea: Martinisko, Keehn, Bruce, Eagleson***

6. Items from Citizens not on Agenda

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

7. Items from Staff

Mr. Russell thanked the Planning and Zoning Commission. Still looking for applicants to replace Kevin Wagner.

Mr. Kuchenbecker reminded the Commission that the meetings would begin at 4:00 p.m. starting in January.

8. Adjournment

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

There being no further business, the Planning and Zoning Commission adjourned at 5:18 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Cindy Schneringer, Planning & Zoning Office/Recording Secretary

Secretary, Planning & Zoning Commission

CERTIFICATION BY ARCHITECT: N/A

ENGINEERING CERTIFICATION

Leah M. Berg, P.E. of Affordably Creative Engineering Services, Inc. - ACES
Engineering Company City, State, Zip Rapid City, South Dakota 57701

states that it prepared portions of the

the RIDGE Development

Name of Development

Planned Unit Development Including:

PREACHER SMITH TRACT; LOT A OF GOV'T LOTS 13 AND 19 IN SECTION 11; LOT B OF GOV'T LOTS 19 IN SECTION 11 AND GOV'T LOT 12 OF SECTION 14 AND LOTS 1 AND 2 IN BLOCK 1B OF THE RIDGE DEVELOPMENT, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. LESS LOT A OF THE RIDGE DEVELOPMENT

Title Sheet Identification: **the RIDGE Development PUD – PLANNED DEVELOPMENT MAP**

and that the same were prepared pursuant to Chapter 17.72 entitled "Planned Unit Development" of the City of Deadwood Code of Ordinances and that the same has been prepared according to normal standard engineering care and practices in the State of South Dakota. Modifications may occur during preparation of construction plan and/or during construction.


Dated this 30th day of December, 2022.

Engineering

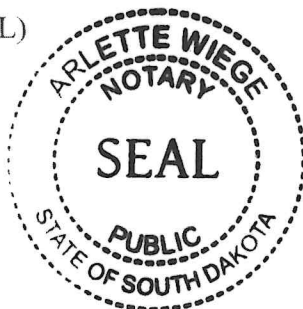
BY: 

ITS: President

SUBSCRIBED AND SWORN BEFORE Me this 30th day of DECEMBER 2022.

 Notary Public

(SEAL)



My Commission Expires
October 23, 2024

My Commission Expires: _____

APPROVAL BY DEADWOOD PLANNING AND ZONING COMMISSION

Approved by the Planning and Zoning Commission of the City of Deadwood, this _____ day of _____, 20____.

Signed: _____ Chairperson

Signed: _____ Secretary

APPROVAL BY DEADWOOD CITY COMMISSION

Be it resolved that the Deadwood City Commission having examined the within Planned Unit Development, do hereby give our approval for this instrument to be recorded in the office of the Lawrence County Register of Deeds. Upon the filing of the plan, zoning and subdivision regulations otherwise applicable to the land included in the plan will cease to apply thereto. Should changes on the PUD be approved by the City of Deadwood, a set of as-built plans shall be made available to the Planning and Preservation Office of the City of Deadwood.

Signed: _____ Mayor, City of Deadwood

Attest: _____ City Finance Officer

OFFICE OF REGISTER OF DEEDS

State of South Dakota, County of Lawrence

Filed for record this _____ day of _____, 20____, at _____ o'clock, _____.M, and recorded as Document No. _____.

_____ Register of Deeds

HISTORIC BLACK HILLS STUDIOS

HOME OF THE FASSBENDER PHOTOGRAPHIC COLLECTION

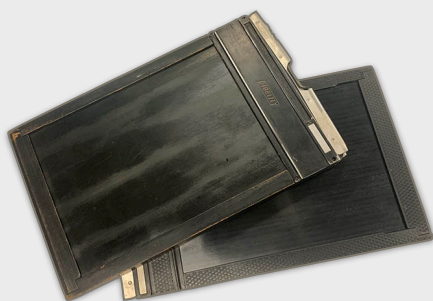
Old Camera Project

The Century No. 7 camera was featured in our last newsletter.

Efforts to make new pictures with the camera are slowly coming along.

A slow process of putting light-sensitive paper in various film holders was used to determine if the holders had any light leaks. Eventually, film holders were used in the camera to also determine if the camera had any light leaks.

It was determined that there were some leaks in both the camera and some of the holders. A few of the film holders were determined to be satisfactory to load the actual film and use the camera. The bellows on the camera also had some leaks, but were mitigated by draping light blocking material to minimize the effect. (Cont. on pg. 2)



5" x 7" film holders

Photography Quote:

"A portrait is not made in the camera but on either side of it."

— Edward Steichen



West River History Conference

The 30th West River History Conference was held Oct. 5-8, 2022. The event was held at the event barn and State Game Lodge at Custer State Park. Chautauqua style performances closed out the conference at the convention center in Keystone. (More on pg. 2)



Above: Attendees at the West River History Conference.



Left: West River History Conference board Vice-President Tim Velder introduces a presenter.

Below: Award winners, from left: Richard Carlson, (Zoom Zoom Award); the late Jace DeCory (Bobbi Sago Conservation Merit Award), Karen Holzer (Helping Hand Award), David Wolff (Bobbi Sago Conservation Merit Award)



Camera Project

(continued from page 1)

Once exposures were made, a chemical process was used to develop the paper and films to inspect the images.

Although tanks are typically used for the developing process, I used trays to submerge the papers and films in the appropriate solutions in a specific order and for specific times according to temperature. The entire process had to take place in complete darkness. (Yes, the room had to be inspected for light leaks also!)



Trays used for processing



At left, a 5x7 film processed into a negative. At right, a 5x7 sheet of printing paper used to check for light leaks in the camera.

Photography Community

•**Black Hills Focus Group**
(historicblackhillstudios.org/BHFG)

•**Black Hills Photography Club**
(blackhillphotographyclub.com)

•**Black Hills Photo Shootout** and related photography events
(blackhillphotoshootout.com)

•**Historic Black Hills Studios** on Facebook.

West River History Conference (cont.)

The conference theme for 2022 was “We Write History” and featured presentations from area historians and performers. Several youth were recognized for the “Kids Write History” project.



Above: Randy Bender delivers a performance at the community center in Keystone.



Left: Dr. Ben Jones, State Historian and Director of the South Dakota State Historical Society, speaks at the conference.

Below: WRHC board member Julie Stoll, right, with “Kids Write History” awardees Billi Buckhaus, Paisley Slocum and Cora Stoebner.

