



Planning and Zoning Commission Regular Meeting Agenda

Wednesday, November 05, 2025 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call to Order**

2. **Roll Call**

3. **Approval of Minutes**

- [a.](#) Approve the minutes of the October 15, 2025, Planning and Zoning Commission Meeting.

4. **Sign Review Commission**

- [a.](#) Application for Sign Permit - 460 Main Street - Joey Carns. Applicant is requesting permission to install one (1) projecting sign and one (1) new wall sign. Proposed wall sign is compliant with ordinance. Location for proposed projecting sign will require a Variance.

Actions:

1. Approve/deny request for Sign Permit for wall sign
2. Approve/deny request for Variance and Sign Permit for projecting sign

5. **Planning and Zoning Commission**

- [a.](#) Extension Request - Conditional Use Permit - 9 Shine Street legally described as Lots 2B and 2D of Block 23, Original Town, City of Deadwood, Lawrence County, South Dakota.

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

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

7. **Items from Staff**

- [a.](#) Fassbender Newsletter - Fall 2025

8. **Adjournment**



Planning and Zoning Commission Regular Meeting Minutes

Wednesday, October 15, 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, October 15, 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 (Secretary) Dave Bruce

Commissioner Ken Owens

Commissioner Jim Williams

City Commissioner Blake Joseph

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 October 1, 2025, Planning and Zoning Commission Meeting.

It was moved by Commissioner Keehn and seconded by Commissioner Williams to approve the minutes of the October 1, 2025, Planning and Zoning Commission Meeting. Voting yea: Martinisko, Bruce, Keehn, Owens, Williams.

4. Sign Review Commission

5. Planning and Zoning Commission

- a. Application for Plat - New Lots and Public Right of Way and Update to Existing Lot - Stage Run Addition legally described as Plat of Lots 1R, 7R and 12R, Block 5, formerly Lots 1, 7 and 12, Block 5; Lots 27, 30 and 58, Block 4 and the dedicated Public Right of Way of Palisades Tract of Deadwood Stage Run Addition to the City of Deadwood and a portion of Tract B of Palisades Stone Placer, M.S. 696 all located in the SW 1/4 of Section 14, the SE 1/4 of Section 15, the NE 1/4 NE 1/4 of Section 22 and the N 1/2 NW 1/4 of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

Action Required:

1. Approval/Denial by the Deadwood Planning and Zoning Commission

Mr. Kuchenbecker introduced Application for Plat - New Lots and Public Right of Way and Update to Existing Lot - Stage Run Addition and reviewed the Staff Report.

Commissioner Martinisko requested zoning clarification. Bill Pearson introduced himself to the Commission and explained all zoning will be R1 - Residential with the exception of Lots 1R and 7R, which will be zoned R2 - Multi-Family Residential.

Further discussion about easements and turnarounds shown on the plat occurred.

It was moved by Commissioner Bruce and seconded by Commissioner Owens to approve Application for Plat - New Lots and Public Right of Way and Update to Existing Lot - Stage Run Addition. Voting yea: Martinisko, Bruce, Keehn, Owens, Williams.

6. Items from Citizens not on Agenda

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

Ms. Pat Dringman introduced herself to the Commission. Ms. Dringman represents the Stage Run Block Club. The Block Club has created a flyer that has been distributed to residents about secondary access to the Stage Run neighborhood. In addition, the Block Club intends to be on the November 3, 2025, City Commission agenda to voice concerns about access.

7. Items from Staff

Mr. Kuchenbecker discussed 2026 goals for the Beautification and Design Committee as well as gaming revenue.

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, Bruce, Owens, Williams.

There being no further business, the Planning and Zoning Commission adjourned at 4:18 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Minutes by Leah Blue-Jones, Zoning Coordinator

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
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SIGN PERMIT STAFF REPORT

Sign Review Commission

November 11, 2025

Applicant: Joey Carns

Address: 21374 Snowy Bluffs Rd, Lead, SD 57754

Site Address of Proposed Signage: 460 Main St (formerly From the Hills)

Computation of Sign Area

Building Frontage: 100 Feet

Total Available Signage: 200 Square Feet

Existing Signage: None

Remaining Available Signage Area: 200 Square Feet

Proposed Sign Project: Install projecting sign (10 Square Feet) and one new wall sign (24 Square Feet)

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

Proposed Lighting of the Signs: External Illumination

Location of Proposed Sign: Attached is a photograph showing the proposed locations.

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 leased the space and has opened a new retail store specializing in antiques. The proposed signs are to advertise this new store.

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The proposed wall sign is compliant with the ordinance. The proposed projecting sign does require a variance. The proposed location is not compliant with the requirement that projecting signs be on the same façade as the public entrance. The applicant has requested a variance and it is attached to this report. A variance was previously granted in 2023 for a sign in this same location for the previous business. All other aspects of the proposed projecting sign are compliant with the ordinance. The projecting sign will encroach into the Highway Right of Way and the applicant has been granted an encroachment permit by the SDDOT. This is also attached to this report.

Variances

The sign permit application in review as proposed requires a variance 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.

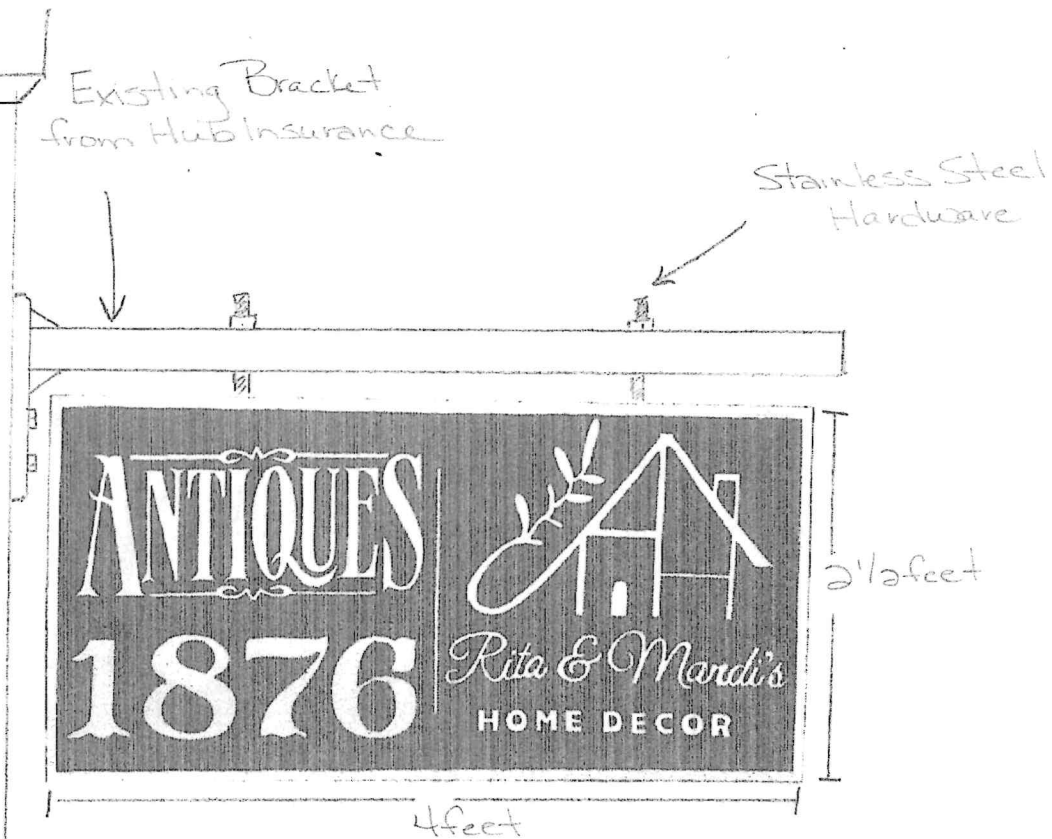
Sign Review Commission Action

Motion to approve permits for new wall sign and new projecting sign granting a variance for the location of the projecting sign at 460 Main Street.

OR

Motion to deny proposed sign permit application as submitted.

- Building at 460 Main St
Deadwood, SD
- Double Sided with
each side being the
same
- Sign is constructed of wood



The color scheme is:
 Black for the sign field
 Antique White for the lettering

ANTIQUES

1876



Rita & Mardi's

HOME DECOR

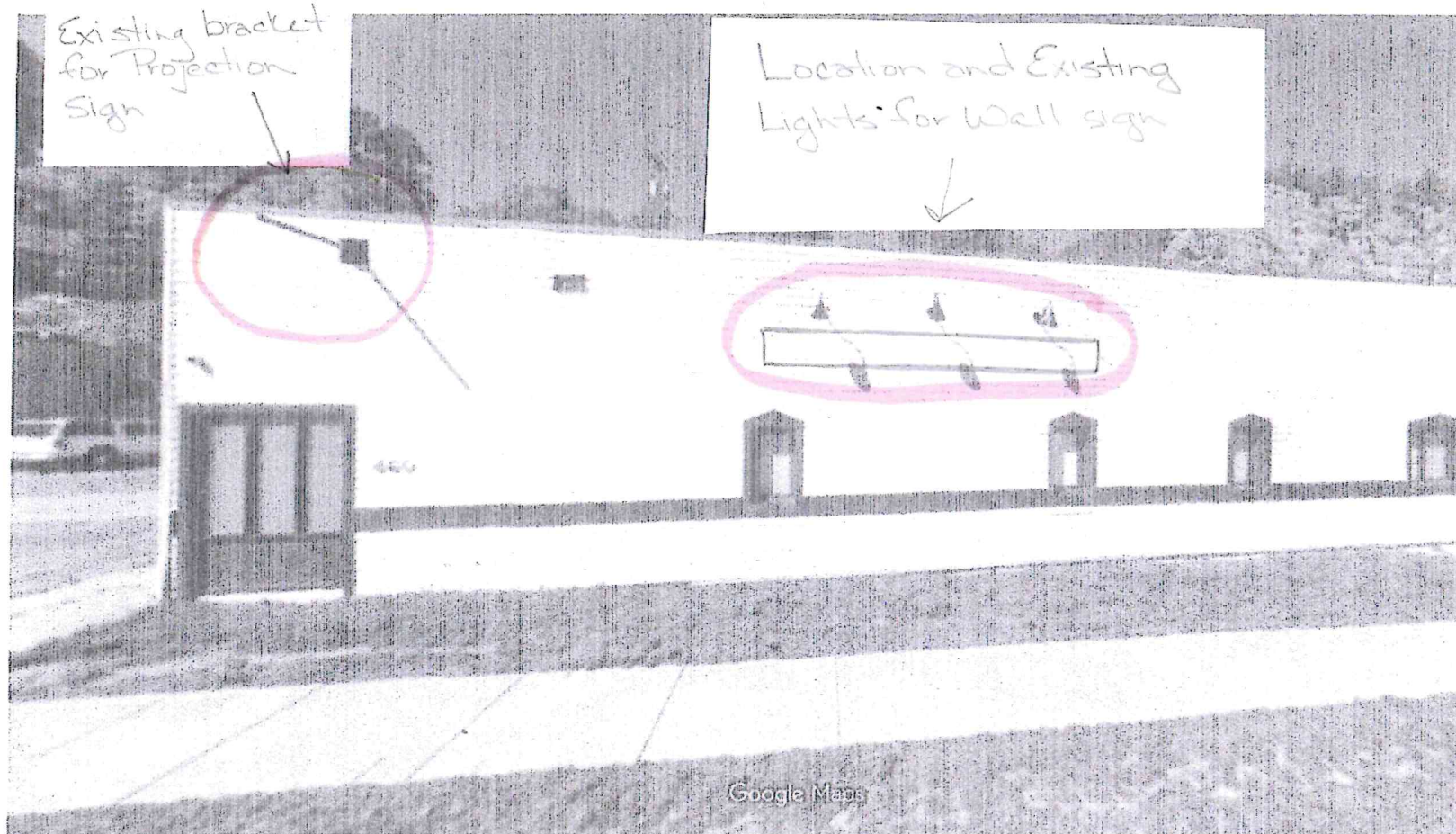
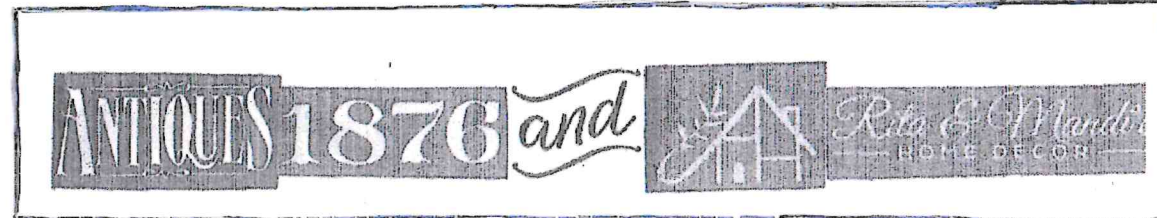


Image capture: Sep 2025

- Mock up of Wall Sign.
- The colors will be Black for the sign field and Antique White for the Letters.



12'

3'

TO: Sign Review Commission

Re: Antiques 1876 is requesting a variance to the requirements for a projecting sign found in City Ordinance 15.32.300.

An excerpt of the ordinance follows:

Projecting Sign. One projecting sign per public entrance so long as such entrances are at least ten (10) feet apart. Such signs shall be attached at right angles to a building, shall have no more than two faces, shall be located on the same facade as the public entrance and within reasonable proximity to that entrance...

We are requesting a variance based on the following.

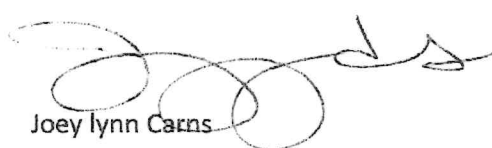
1. There are special conditions or circumstances affecting the property such that the strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of the applicant's land. Under the current sign code the sign over the entrance would not be visible to south bound motorists because of existing buildings, trees, or other obstructions.
2. Replacing the prior tenants sign in the same position is necessary for the preservation and enjoyment of a substantial property right of the petitioner.



Sample of previous sign

3. The granting of the variance will not be detrimental to the public welfare or injurious to the other property in the area in which the property is situated and will not have an adverse effect upon traffic or traffic, safety. Safety may improve with signage as new customers, most likely enter Deadwood heading southbound, would find the location easier and not be distracted by looking for the entrance hidden from their view.

Thank you for your consideration in this matter.


Joey Lynn Carns

Owner - Antiques 1876

DOT-295 E
(10/08)SOUTH DAKOTA DEPARTMENT OF TRANSPORTATION
APPLICATION FOR PERMIT TO OCCUPY RIGHT-OF-WAY: ENCROACHMENT

Highway No. 14A/85 County Lawrence Project No. _____ PCEMS _____
 City Deadwood Legal Description See Attached 460 Main St.

Description of Encroachment: A 2.5 foot x 4 foot Projection sign on an existing bracket

I, the undersigned, request permission to occupy public right-of-way at the above location and as shown on the attached photo. In consideration for this permission, I agree to abide by all conditions as herein stated.

1. To furnish all materials, labor, incidentals and pay all costs involved with this occupancy including restoration of any damage to the roadway and right-of-way to equal or better conditions than existed prior to the occupancy covered by this permit.
2. To provide protection to highway traffic during occupancy by the use of proper signs, barricades, flagpersons and lights as prescribed in the "Manual of Uniform Traffic Control Devices."
3. To indemnify, hold and save harmless the State of South Dakota, its Department of Transportation and the City of Deadwood SD, their Officers and Employees, from any and all suits, actions or claims of any kind or nature brought because of any injuries or damage received or sustained by any person or property on account of the use or occupancy of right right-of-way designated in this application.
4. To move said encroachment out of the Right-of-Way when it becomes structurally or functionally obsolete, or requires replacement, upgrading or refurbishing for any reason, including storm damage.
5. The replacement of obsolete or the installation of new awnings, canopies, marquees, advertising signs or similar installations supported wholly from the building shall be permitted provided that no part of the encroachment is less than 3 feet back from the face of the curb and 8 feet above the curb elevation.
6. In the event the encroachment, by reason of color or placement, obscures or in any way detracts from the effectiveness of the highway signs, traffic signals, pedestrian safety, or interferes with the free or safe flow of the traffic, the City shall cause the removal of such encroachment or take appropriate measures to improve highway signs or traffic signals and traffic safety.

SIGNATURE [Signature] DATE Oct. 23, 2005
 ADDRESS 21374 Snowy Bluffs Rd. Lead, SD 57754 TELEPHONE 406-861-1741
 REPRESENTING Antiques 1876 - 460 Main Street Deadwood, SD 57732
 (Name of Individual, Company, Organization, etc.)

To be completed by Department of Transportation

Station 14A/85 Milepost 41.29 Lt. Photo Number See Attached.

1. Special Conditions Sign was permitted under PCN 04FA Photo #2
Encroached 4.5 ft
2. Failure to accomplish the occupancy in accordance with the provisions of this permit will automatically render this permit null and void and where applicable, constitute grounds for its removal and/or full restoration of the occupancy site all at the applicant's expense.

This permit to occupy right-of-way is granted to all conditions as herein stated on this 27 day of October, 2005.

City of Rapid City

Area Engineer

cc. City of Deadwood.

COPY

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 722-0786



Kevin Kuchenbecker
Planning, Zoning and
Historic Preservation Officer
Telephone (605) 578-2082
kevin@cityofdeadwood.com

MEMORANDUM

DATE: November 5, 2025

TO: Planning and Zoning Commission

FROM: Kevin Kuchenbecker, Historic Preservation Officer & Planning and Zoning Administrator

RE: Extension – Conditional Use Permit

STAFF FINDINGS:

On April 21, 2025, a Conditional Use Permit was issued for a Vacation Home Establishment at 9 Shine Street. Per Chapter 17.76.060 (H), if the use permitted under the terms of a Conditional Use Permit has not been started within six (6) months of the date of issuance thereof, the permit shall expire and be canceled by the City Planning Department.

Due to extensive remodeling of the property, the intended use has not yet begun. The property owner has stated the remodel will pick up again in January and should be complete within a few weeks. He requests an extension on his Conditional Use Permit until the remodel is complete.

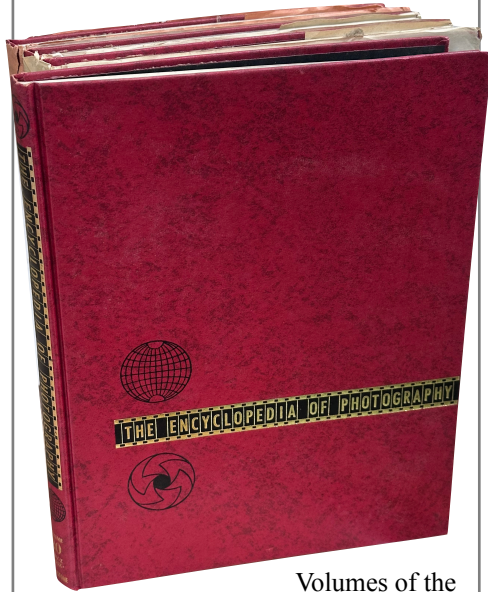
RECOMMENDED ACTION:

Approval /denial of the continuation of Conditional Use Permit for 9 Shine Street

HISTORIC BLACK HILLS STUDIOS

HOME OF THE FASSBENDER PHOTOGRAPHIC COLLECTION

Recent Artifacts



Volumes of the
Encyclopedia of Photography
1964 from Greystone Press/New York



Brownie Safelight
Patented 1918 by Eastman Kodak



Photography buyers guides, from the
1960s, and 1970s

West River History Conference



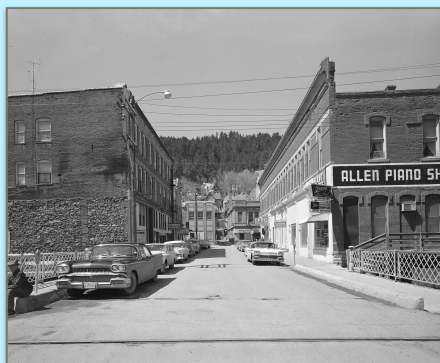
More than a hundred people registered for the 2025 West River History Conference held at the Muley Hill Lodge near Deadwood. The conference, themed “We Write History - Historic 1876 Deadwood” featured more than twenty presenters and panelists. The venue was a historic 1911 dairy barn renovated to host events.

The event also included tours of the surface workings of the Clover Leaf Mine and Historic Green Door Club in Deadwood. An opening social featured Randy Bender performing “Stories and Songs from Old Ft. Meade.” An open mic poetry slam and live music rounded out the event.

Below: A panel discussion entitled “Legally Speaking: Why the Black Hills are not For Sale.”



Recently Digitized



Scenes from 1960s Deadwood

Conferences/Volunteering

October 19-21, 2025

Association of South Dakota
Museums (ASDM) Conference in
Aberdeen, SD

Theme: "Engage the Past, Inspire the
Future"

(southdakotamuseums.wildapricot.org)

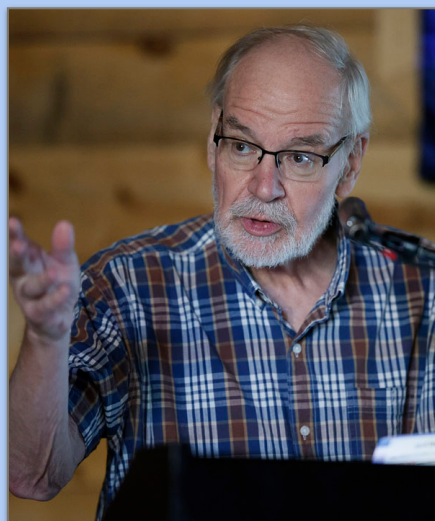
Volunteers have restarted working at
Grace Balloch Memorial Library in
Spearfish, Thursdays from 9-11am.

Contact:
fassbendercollection@gmail.com for
details.

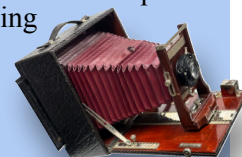
West River History Conference (cont.)



Above: Among the Bobbi Sago Conservation Merit Awardees were, from left, Linda Taylor, Vicki Dar, Charles Eagleson and David Gwinn. Taylor has volunteered more than 1,000 hours for the Fassbender Photographic Collection. Dar is currently a board member with the collection.



Left: Dr. David Wolff speaks on the opening day of the conference.



Volunteers back to work in Spearfish



Volunteers working at the Grace Balloch Memorial Library in Spearfish Thursdays from 9-11am.