



## Planning and Zoning Commission Regular Meeting Agenda

Wednesday, March 19, 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 of the March 5, 2025 Planning and Zoning Commission Meeting.
4. **Sign Review Commission**
  - a. Approve / Deny install of proposed Event Complex Signage (attached)
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 meetings are not available by Zoom unless requested.*



## Planning and Zoning Commission Regular Meeting Minutes

Wednesday, March 05, 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, March 5, 2025, at 4:01 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  
 Commissioner Ken Owens

### 3. Approval of Minutes

- a. Approve the minutes from the February 5, 2025 Planning and Zoning Commission Meeting.

***It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve the minutes from the February 5, 2025 Planning and Zoning Commission Meeting. Voting yea: Martinisko, Keehn, Bruce, Owens, Eagleson.***

### 4. Sign Review Commission

- a. Application for Sign Permit - 65 Sherman Street - Danny's Roadhouse (K. Darling). Applicant is requesting permission to install a new window sign. Proposed sign and location are compliant with sign ordinance.

Actions:

1. Approve/deny Application for Sign Permit as submitted

Mr. Kuchenbecker discussed Application for Sign Permit - 65 Sherman Street - Danny's Roadhouse (K. Darling) and stated the requested window sign would not require a variance.

***It was moved by Commissioner Bruce and seconded by Commissioner Eagleson to approve Application for Sign Permit - 65 Sherman Street - Danny's Roadhouse (K. Darling). Voting yea: Martinisko, Keehn, Bruce, Owens, Eagleson.***

## 5. Planning and Zoning Commission

- a. Review Findings of Fact and Conclusion - Conditional Use Permit - Specialty Resort – 57 Sherman Street (Sportsbook Deadwood, LLC) legally described as Landmark Tract of the City of Deadwood, formerly Lot 13, Lot 15, Lot 17, Lot 19, Lot 21, Lot 23, Lot 25, Lot 26, Lot 27, and the vacated alley between Lot 23 and Lot 25 all in Block 30 of the City of Deadwood according to the P.L. Rogers Map of the City of Deadwood; less and except Tract 1 of Miller Street Subdivision according to Plat Document #2012-05646, and less and except Wild Bill Lot according to Plat Document #2012-03484, all located in the SW 1/4 of Section 23, Township 5 North, Range 3 East of the Black Hills Meridian, City of Deadwood, Lawrence County, South Dakota.

Mr. Kuchenbecker discussed Findings of Fact and Conclusion - Conditional Use Permit - Specialty Resort – 57 Sherman Street (Sportsbook Deadwood, LLC). All conditions required by the Commission for the Conditional Use Permit to operate a Specialty Resort have been met.

***It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve Findings of Fact and Conclusion - Conditional Use Permit - Specialty Resort – 57 Sherman Street (Sportsbook Deadwood, LLC). Voting yea: Martinisko, Keehn, Bruce, Owens, Eagleson.***

- b. Review Findings of Fact and Conclusion - Conditional Use Permit - Specialty Resort – 65 Sherman Street (Sportsbook Deadwood, LLC) legally described as Lots 9 and 11 and the northeast twenty-four (24) feet of Lot 7, Block 30, Original Town of the City of Deadwood, Lawrence County, South Dakota.

Mr. Kuchenbecker discussed Findings of Fact and Conclusion - Conditional Use Permit - Specialty Resort – 65 Sherman Street (Sportsbook Deadwood, LLC) and advised the Commission that all conditions required for the Conditional Use Permit to operate a Specialty Resort have been met.

***It was moved by Commissioner Owens and seconded by Commissioner Keehn to approve Findings of Fact and Conclusion - Conditional Use Permit - Specialty Resort – 65 Sherman Street (Sportsbook Deadwood, LLC). Voting yea: Martinisko, Keehn, Bruce, Owens, Eagleson.***

## 6. Items from Citizens not on Agenda

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

## 7. Items from Staff

Mr. Kuchenbecker informed the Commission that HB 1159, which would have amended the formula for gaming revenues, did not pass legislation. The Chairman of the House Appropriations Committee complimented the presentation by stating it was the best presentation of the legislative session.

SB 171 creates a seller disclosure notifying potential buyers of a home's historic status.

The South Dakota Planners Association is meeting in Spearfish next week.

A new at-a-glance reference sheet for zoning uses is available on our website.

100% of Short-Term Rentals in town are current with their licensing requirements.

Stage Run will continue with stage 3 development come April.

Commissioner Eagleson congratulated Mr. Kuchenbecker and city staff on their efforts on HB 1159.

Discussion about local developments occurred.

**8. Adjournment**

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

There being no further business, the Planning and Zoning Commission adjourned at 4:17 p.m.

ATTEST:

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

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

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

417 Kansas City Street  
 Rapid City, SD 57701  
 Contact:  
 Ray Berberich  
 605-430-5170  
 rberberich@bdtaid.com



Project:  
 Event Complex Signage

Prepared for:  
 The City of Deadwood  
 Deadwood, South Dakota

Client Contact:  
 Bob Nelson  
 Director of Public Works  
 605-578-2082 Office  
 605-641-7733 Mobile  
 bobjr@cityofdeadwood.com

Date: 09/10/2020  
 Revisions:  
 - 09/29/2020

The sole purpose of all drawings is to express visual design intent only and is not intended for actual fabrication purposes. Reasonable effort and judgment has been made to interpret applicable MUTCD, ADA and other federal, state and local laws, rules, codes, ordinances and regulations as they apply to this project. Upon the awarded bid and/or acceptance of these design drawings the sign fabricator(s) and/or contractor(s) shall have complete and full responsibility for all final selected materials, engineering methods, fabrication methods, permitting, installation and to assure that the project and all sign types are in compliance. Verify all information provided. Shop drawings are required. When engineered drawings are required all drawings are to be sealed and signed by a Registered PE within the state where the project is located.

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Drawn by: RB

**Event Complex Entry Pylon**

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**A** SIDE ELEVATION  
 SCALE: 3/8" = 1'-0"

**B** SIDE ELEVATION  
 SCALE: 3/8" = 1'-0"

**NOTE: PROVIDE AN ALLOWANCE OF \$3,500.00 FOR GROUND LIGHTING**



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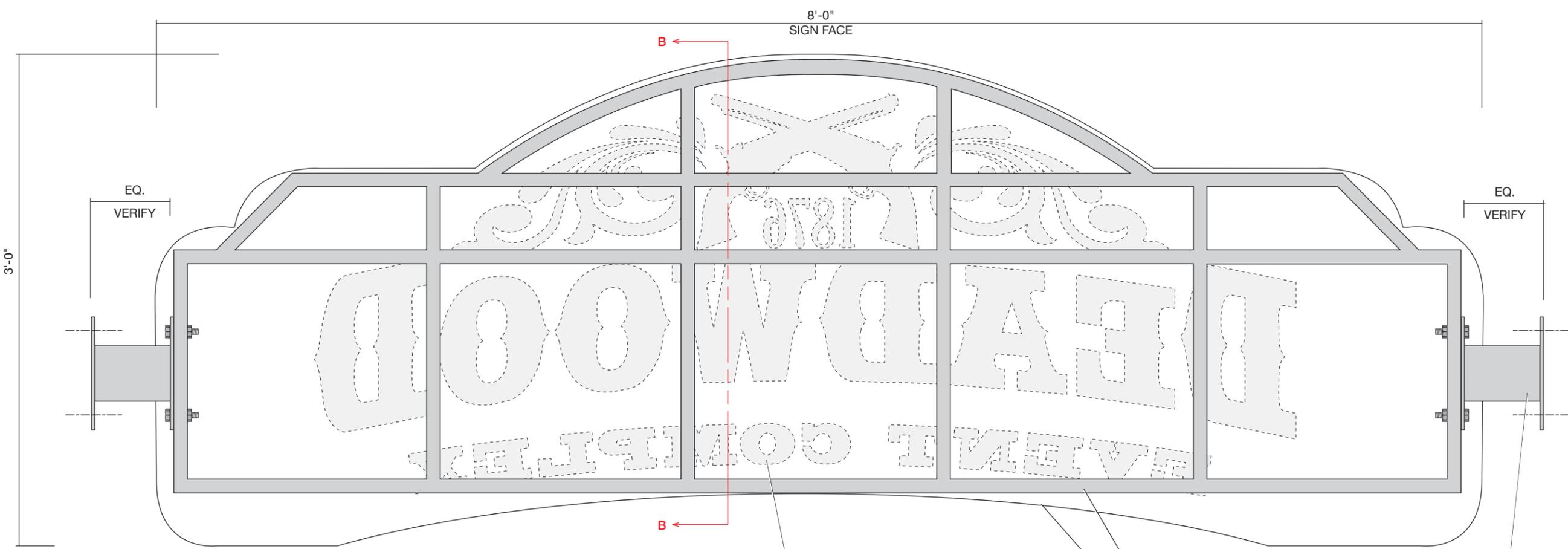
Entry Pylon Detail



PYLON SIGN

NOTE:  
 - FUTURE TRAIL SHOWN  
 - VERIFY SET BACK AND LOCATION

A PARTIAL SITE PLAN  
 1.01 SCALE: NTS



8'-0"  
 SIGN FACE

B

B

PAINTED ALUMINUM BRACKET WITH MOUNTING PLATES, TYP.

NOTE:  
 - SIGN IS DOUBLE SIDED

FABRICATED ALUMINUM BRACKET WITH MOUNTING PLATES, TYP.

1" SQ. ALUMINUM TUBE FRAME

1/8" ALUMINUM SIGN PANEL WITH RETURNS TO FOLLOW TUBE FRAME

B UPPER SIGN PANEL AND STRUCTURE  
 1.01 SCALE: 1 1/2" = 1'-0"

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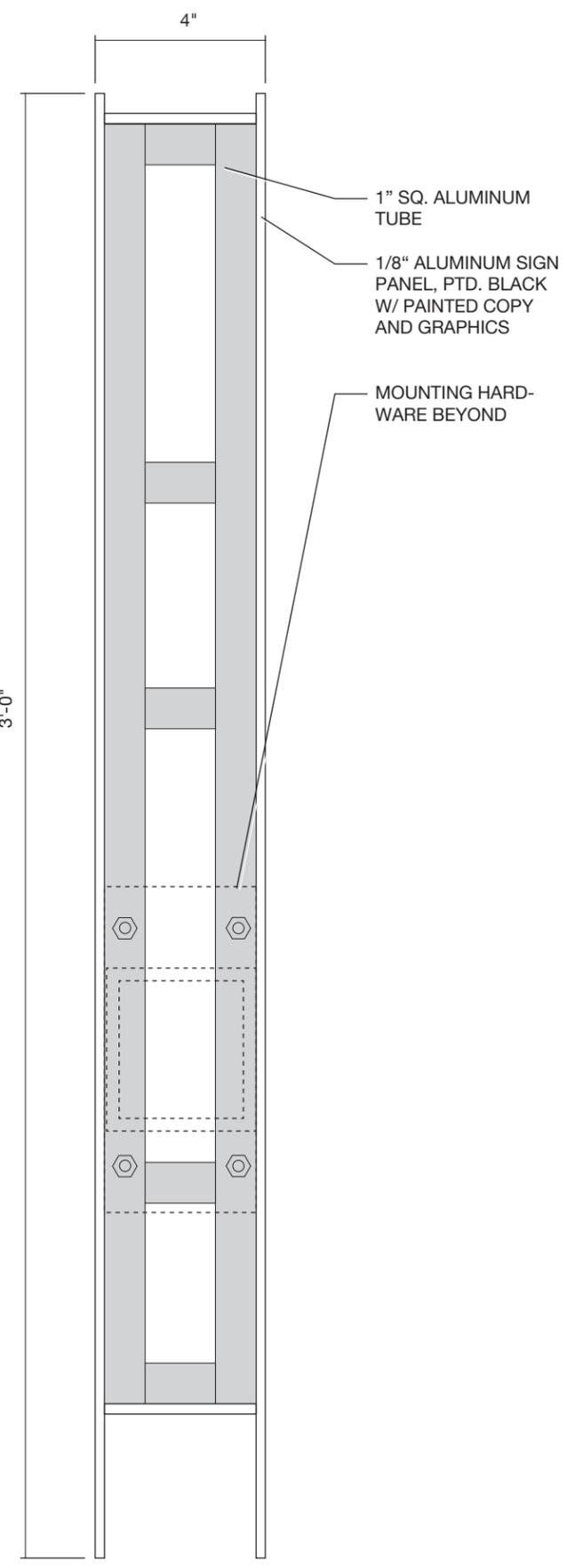
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Entry Pylon Detail

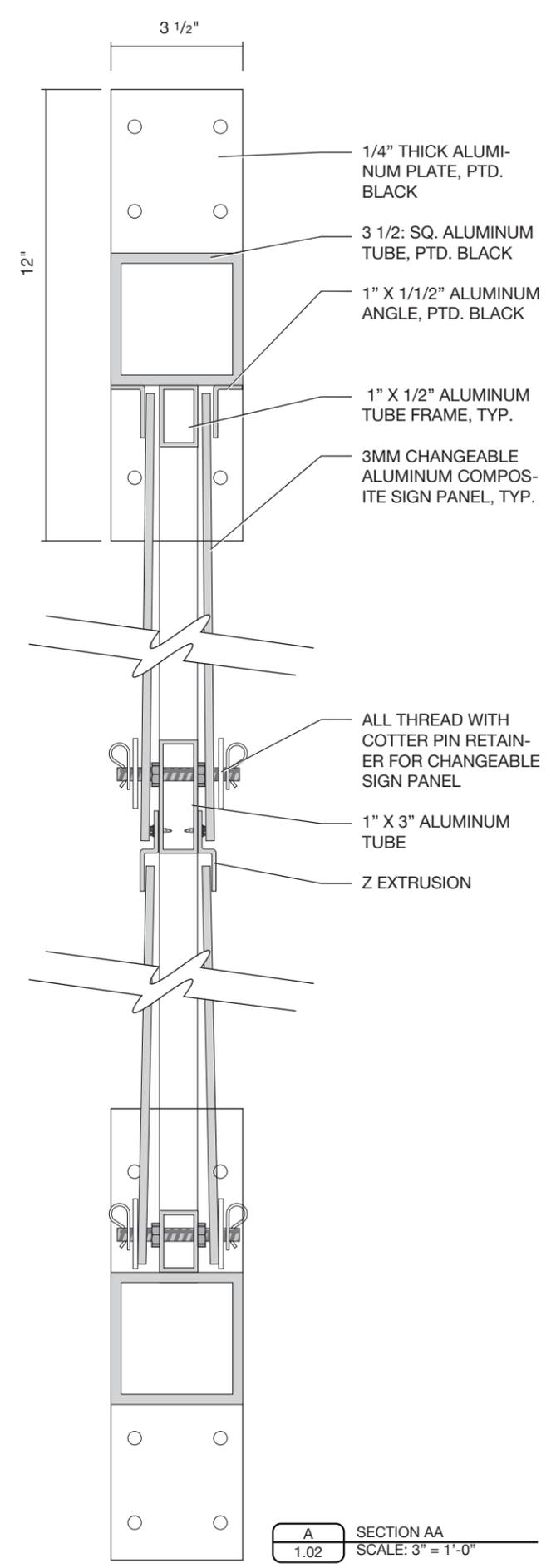
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C POST DETAIL  
 1.02 SCALE: 1 1/2" = 1'-0"



B SECTION BB  
 1.02 SCALE: 3" = 1'-0"



A SECTION AA  
 1.02 SCALE: 3" = 1'-0"



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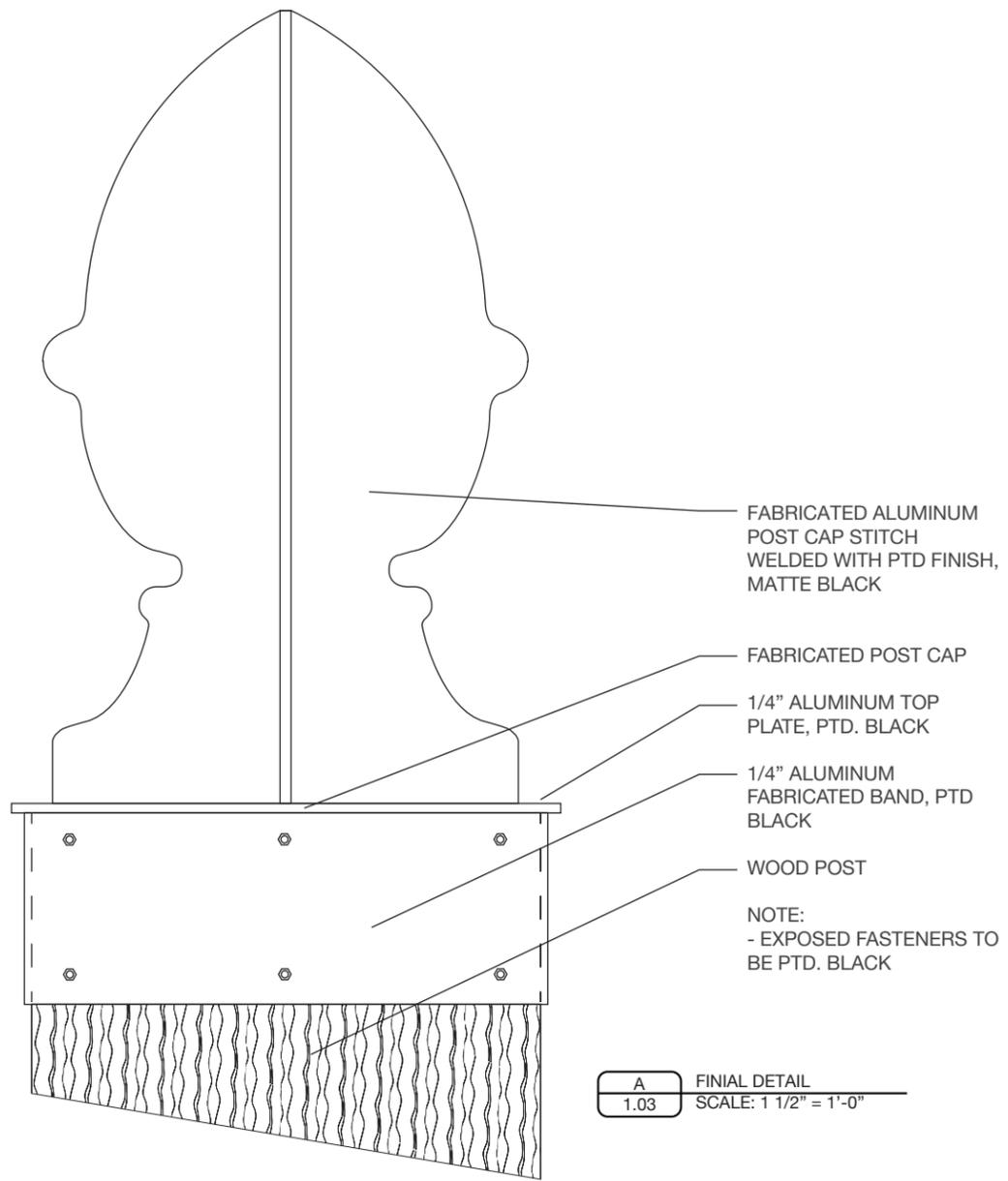
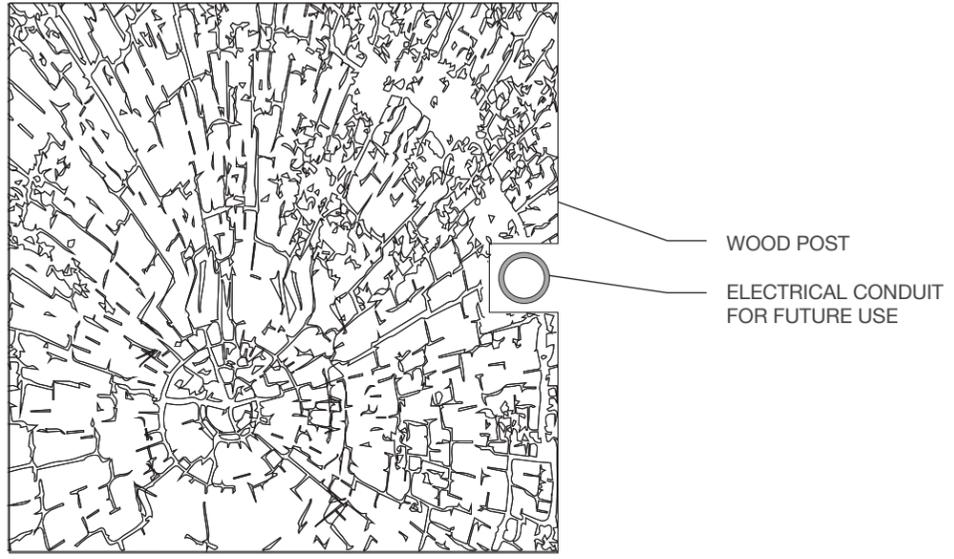
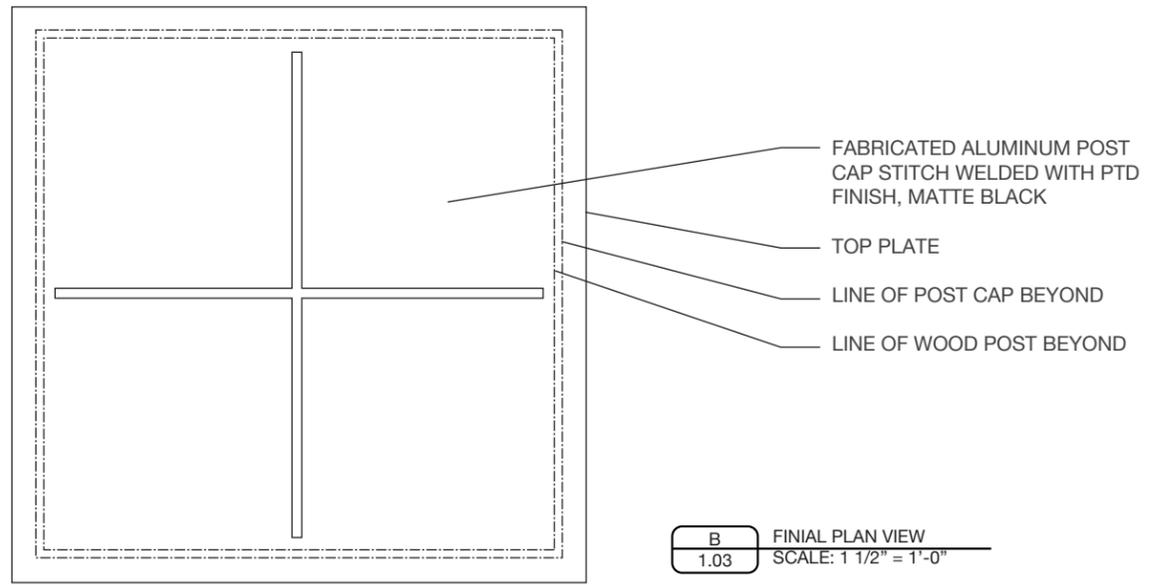
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Entry Pylon Detail

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 108 Sherman Street  
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 Fax (605) 578-2084



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

**TRENT MOHR**  
 Building Inspector  
 Dept. of Planning & Zoning  
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# SIGN PERMIT STAFF REPORT

Sign Review Commission

March 19, 2025

**Applicant:** Kevin Kuchenbecker - Planning, Zoning, and HP Officer for the City of Deadwood

**Address:** 108 Sherman Street, Deadwood, SD 57732

**Site Address of Proposed Signage:** Near the intersection of 76 Drive and Main Street (Event Complex)

## Computation of Sign Area

**Building Frontage:** N/A

**Total Available Signage:** N/A

**Existing Signage:** None in the highway Right of Way

**Remaining Available Signage Area:** N/A

**Proposed Sign Project:** Install new freestanding sign (158 Square Feet) in the Highway Right of Way near the entrance to the Event Complex

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

**Proposed Lighting of the Sign:** None

**Location of Proposed Sign:** See attached photograph

## Discussion

The sign permit application in review is proposed at a location outside the locally-designated historic district and inside the national historic landmark district which is regulated by chapter 15.32.310 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 City of Deadwood desires to install a freestanding sign near the entrance to the Event Complex. This would be near the intersection of 76 Drive and Main Street, in the State Highway Right of Way. The sign serves as a marker for the 76 Drive entrance and provides a space for any organizer to advertise their event.

The proposed sign and its location 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 freestanding sign at the above-described location

OR

Motion to deny proposed sign permit application as submitted

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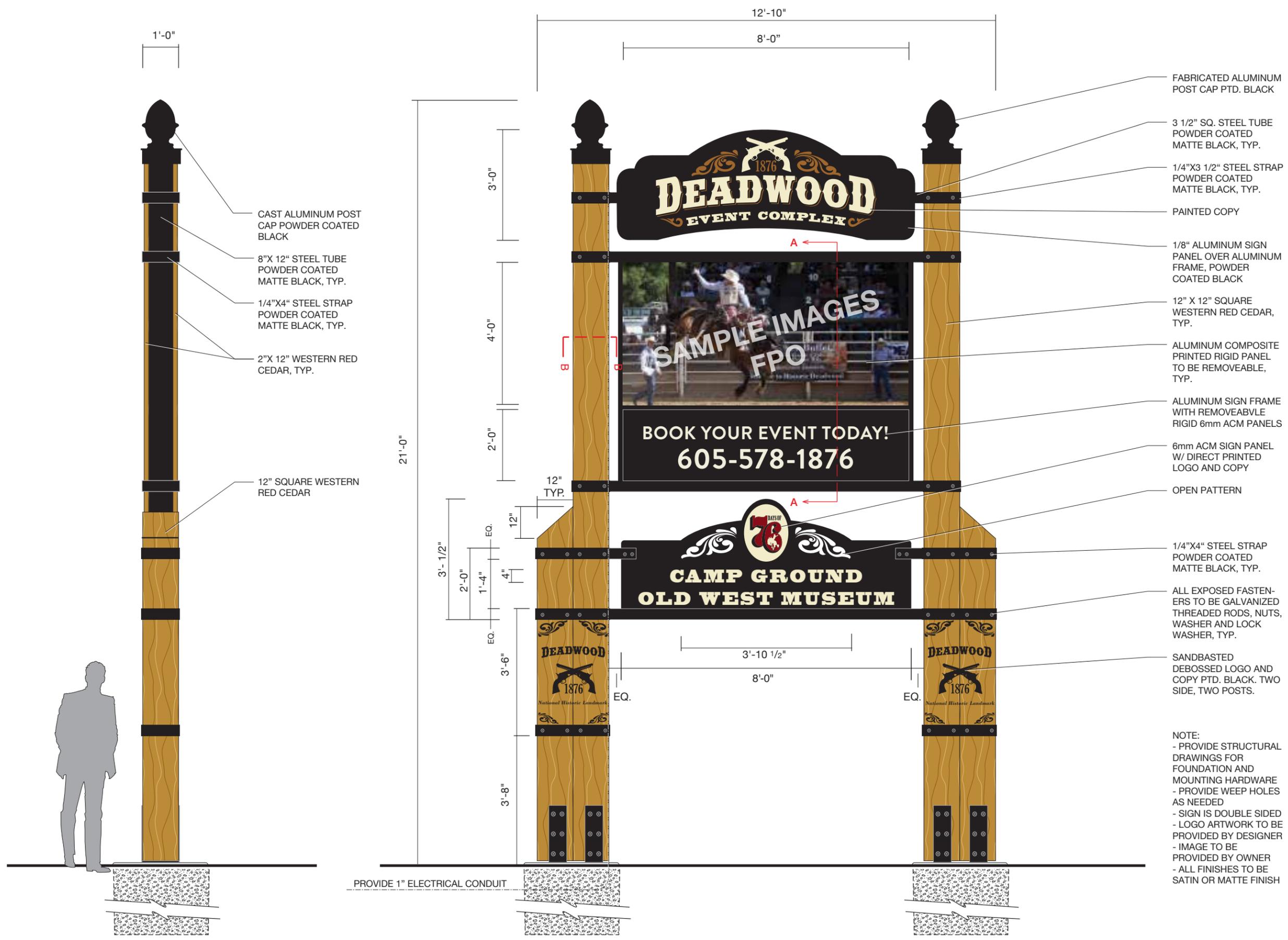
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Drawn by: RB

**Event Complex Entry Pylon**

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**A** SIDE ELEVATION  
 SCALE: 3/8" = 1'-0"

**B** SIDE ELEVATION  
 SCALE: 3/8" = 1'-0"

**NOTE: PROVIDE AN ALLOWANCE OF \$3,500.00 FOR GROUND LIGHTING**

Approximate Location of Sign

