



Planning and Zoning Commission Meeting Agenda

Wednesday, June 03, 2026 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 May 20, 2026, Planning and Zoning Commission Meeting

4. **Sign Review Commission**

5. **Planning and Zoning Commission**

[a.](#) Application for Plat - Stage Run - (PSF LLC) legally described as Lot 46, Block 4 of Palisades Tract of Deadwood Stage Run addition to the City of Deadwood all located in the SW 1/4 of Section 14, the SE 1/2 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

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 Meeting Minutes

Wednesday, May 20, 2026 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call to Order

2. The Planning and Zoning Commission Meeting was called to order by Chairman Martinisko on Wednesday, May 20, 2026, at 4:00 p.m. in the Deadwood City Hall Meeting Room, located at 102 Sherman Street, Deadwood, SD 57732.

3. Roll Call

PRESENT

Commissioner (Chair) John Martinisko
 Commissioner (Vice-Chair) Josh Keehn
 Commissioner (Secretary) Dave Bruce
 Commissioner Jim Williams

City Commissioner, Charles Eagleson

ABSENT

Commissioner Ken Owens

STAFF PRESENT

Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer
 Trent Mohr, Building Official
 Cammie Schmidt, Administrative Assistant

ABSENT

Leah Blue-Jones, Planning and Zoning Coordinator

3. Approval of Minutes

- a. Approve the minutes of the April 15, 2026, Planning and Zoning Commission Meeting.

It was moved by Commissioner Keehn and seconded by Commissioner Williams to approve the minutes from the April 17, 2026, Planning and Zoning Commission Meeting. Voting yea: Bruce, Martinisko, Keehn, Williams.

4. Sign Review Commission

- a. Application for Sign Permit - 300 Cliff St - Agora - Applicant is requesting permission to install a new valance sign. The applicant has completed a remodel of this building and it will now be a coffee and wine bar. The sign will display business name. Please Note: Rendering is not to scale and the proposed sign is 12 inches in height. The proposed sign and location are compliant with the sign ordinance.

Actions:

1. Approve/Deny Application for Sign Permit.

Mr. Mohr discussed Application for Sign Permit – 300 Cliff St – Agora and reviewed the Staff Report.

It was moved by Commissioner Keehn and seconded by Commissioner Williams to approve Application for Sign Permit – 300 Cliff St - Agora. Voting yea: Bruce, Martinisko, Keehn, Williams.

- b. Application for Sign Permit - 621 Main St - Maverick Souvenir Shack - Applicant is requesting permission to install a new wall sign. The sign will display business name and be a vinyl wrapped metal panel. Signs and locations are compliant with sign ordinance.

Actions:

1. Approve/deny Application for Sign Permit.

Mr. Mohr discussed Application for Sign Permit – 621 Main St – Maverick Souvenir Shack and reviewed Staff Report.

It was moved by Commissioner Keehn and seconded by Commissioner Bruce to approve Application for Sign Permit – 621 Main St – Maverick Souvenir Shack. Voting yea: Bruce, Martinisko, Keehn, Williams.

- c. Application for Sign Permit - 692 Main St - First floor in the Elk's building. Applicant is requesting permission to replace an existing sign with a sign the same size with different graphics. The "Eatery" indicated on the existing sign is no longer at this location. The proposed sign and location are compliant with the sign ordinance.

Actions:

1. Approve/deny Application for Sign Permit.

Mr. Mohr discussed Application for Sign Permit – 692 Main St – First floor in the Elk's building and reviewed Staff Report.

It was moved by Commissioner Bruce and seconded by Commissioner Keehn to approve Application for Sign Permit – 692 Main St – First floor in Elk's building. Voting yea: Bruce, Martinisko, Keehn. Voting nay: Williams.

5. Planning and Zoning Commission

- a. 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. 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 Bruce 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: Bruce, Martinisko, Keehn, Williams.

- b. 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. Approval/Denial of continued use by Planning and Zoning Commission

Mr. Kuchenbecker discussed 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 Williams to approve Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 25 Lincoln Avenue – 1899 Inn Cottage with eight (8) conditions. Voting yea: Bruce, Martinisko, Keehn, Williams.

- c. 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. 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: Bruce, Keehn, Williams. Voting nay: Martinisko.

- d. 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. Approval/Denial of continued use by Planning and Zoning Commission

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

- e. Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 771 Main Street – Tucker Inn, legally described as Lots 7 and 8, Block 24, Original Town, City of Deadwood, Lawrence County, South Dakota.

Action Required:

1. Approval/Denial of continued use by Planning and Zoning Commission

Mr. Kuchenbecker discussed Annual Review – Conditional Use Permit for Vacation Home Establishment – 771 Main Street – Tucker Inn and reviewed the Staff Report.

It was moved by Commissioner Bruce and seconded by Commissioner Keehn to approve Annual Review - Conditional Use Permit for Vacation Home Establishment – 771 Main Street – Tucker Inn, with eight (8) conditions. Voting yea: Bruce, Martinisko, Keehn, Williams.

- f. Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 768 Main Street – The Jordans, legally described as Part of Lots 46 & 47, Block 23, Original Townsite, City of Deadwood, Lawrence County, South Dakota.

Action Required:

1. Approval/Denial of continued use by Planning and Zoning Commission

Mr. Kuchenbecker discussed Annual Review – Conditional Use Permit for Vacation Home Establishment – 768 Main Street – The Jordans and reviewed the Staff Report.

It was moved by Commissioner Williams and seconded by Commissioner Bruce to approve Annual Review - Conditional Use Permit for Vacation Home Establishment – 140 Timm Lane – Hidden Gulch Cabin, with eight (8) conditions. Voting yea: Bruce, Martinisko, Keehn, Williams.

- g. Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 29 Van Buren Avenue – Victorian on Van Buren, 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.

Action Required:

1. Approval/Denial of continued use by Planning and Zoning Commission

Mr. Kuchenbecker discussed Annual Review – Conditional Use Permit for Vacation Home Establishment – 29 Van Buren Avenue – Victorian on Van Buren and reviewed the Staff Report.

It was moved by Commissioner Williams and seconded by Commissioner Bruce to approve Annual Review - Conditional Use Permit for Vacation Home Establishment – 29 Van Buren Avenue – Victorian on Van Buren, with eight (8) conditions. Voting yea: Bruce, Martinisko, Keehn, 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 removal of asphalt on Crescent Street from this summer until September 2026. The removal of asphalt will go from Seventy-Six Drive to the Park Shop and to the Days of '76 cabin.

The judge for the de-annexation of Boothill Estates ruled in favor of the plaintiff. The city is preparing to appeal. It has been a part of Deadwood since at least 1891.

Phase III at Stage Run is going to start soon.

There are a whole host of meetings that are being attended by staff. There is more than a lot going on within the City and at City Hall.

There are big events this weekend and for the 150th anniversary. The Save our Tail parade is on Friday. Deadwood Alive will be reenacting the raiding of the Brothels and the parade will follow. Back when they Bucked and a parade will occur on Sunday. There is a motorcycle show at Deadwood Mountain Grand on Saturday. The stagecoach is up and running on Main Street. Deadwood Alive is in full swing and we are expecting a busy summer. Lastly, tomorrow is the last day of school.

We are working with a developer on infill lots. We have two houses that are under consideration from Historic Preservation. Those are two smaller homes and they are looking at smaller lots as well in town. We are needing housing and a housing study and interviews will be coming to town next month. Next week we have a realtor looking at some information on the under-utilized and vacant houses within the city to get them back on the market and owner-occupied.

Mr. Mohr discussed there is a duplex being completed on Mystery Wagon. There is construction going on over on Sherman Street at the Ian Munsick Cowboy Bar.

8. Adjournment

There being no further business, the Planning and Zoning Commission adjourned at 4:33 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Minutes by Cammie Schmidt, Administrative Assistant

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



Questions Contact:
Kevin Kuchenbecker
(605) 578-2082 or
kevin@cityofdeadwood.com

Application No. _____

APPLICATION FOR PLAT

Application/Filing Fee: \$200.00 per lot

The application fee needs to be paid when plat is submitted to the Planning and Zoning Office.

Applicants: Please read thoroughly prior to completing this form. Only complete applications will be considered for review. Applications must be received no later than fifteen (15) days prior to the P&Z Commission meeting. Mylar(s) must be received by the Planning and Zoning office no later than the Wednesday before the scheduled meeting. The Planning and Zoning Commission meets the first and third Wednesday of each month.

Applicant: Bill P. [REDACTED]

Address: [REDACTED]
Street City State Zip

Phone Number: [REDACTED] Email Address: [REDACTED]

Property Address: _____

Property Owner: [REDACTED]

Property Owner Phone Number: [REDACTED]

Full Legal Description of Property: _____
LOT 46, BLOCK 4 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION

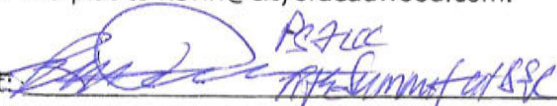
Purpose of this Plat: New Lot

Summary of this Plat: _____

- 1. The following documents shall be submitted:**
- a. An improvement survey, including all easements,
 - b. Development plan, including site plan with location of buildings, usable open space, off-street parking, loading areas, refuse area, ingress/egress, screening, proposed or existing signage, existing streets, and
 - c. A copy of the full legal description from the Lawrence County Register of Deeds Office.

Check the box to confirm the following information is included on the plat and is accurate:

- The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
 - Land is identified with a new legal description for the transfer of the land.
 - Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
 - A date is shown on the plat and serves to "fix in time" the data represented on the plat.
 - The street bounding the lot is shown and named.
 - All certifications are indicated and correct on the plat.
 - Dimensions, angles, and bearings are shown along the lot lines.
 - Scale of the plat is shown and accompanied with a bar scale.
 - Area's taken out of the mineral survey and remaining acreage is indicated on the plat.
- I understand I am required to have the Lawrence County Register of Deeds email a digital copy of the completed final copy of this plat to kevin@cityofdeadwood.com.

Signature of Owner/Applicant:  Date: 5/20/20

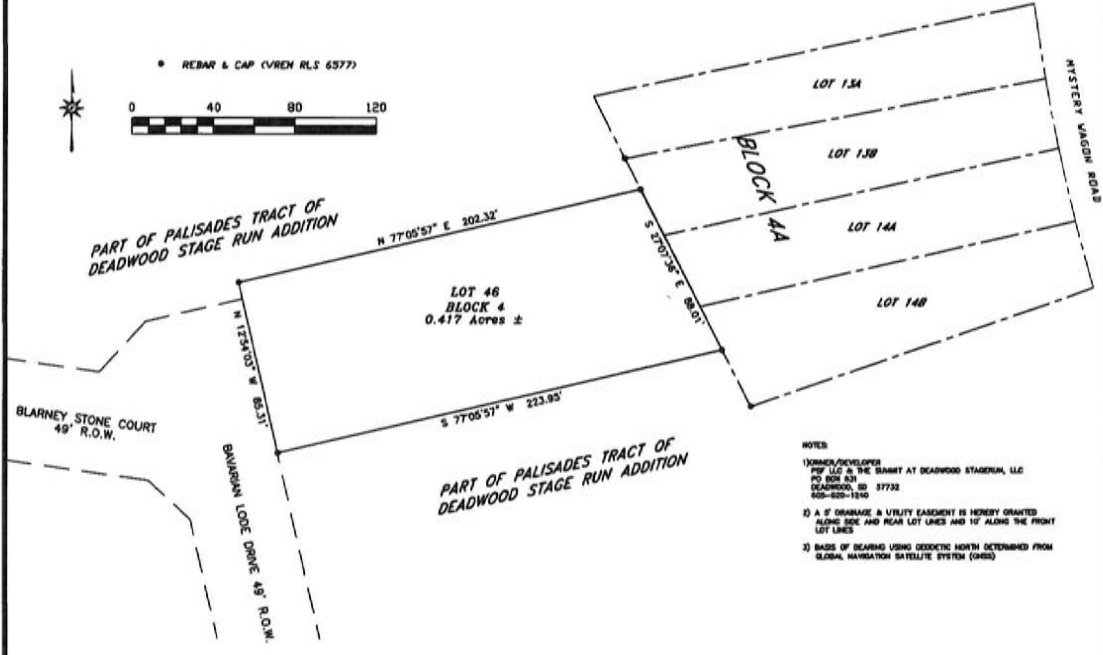
Staff Use Only

Fee: \$ 200.- Paid On 5/20/20 Receipt Number 208621

PLANNING AND ZONING ADMINISTRATOR:			
Approved/P&Z Administrator:	Yes	No	Signature: _____ Date: _____
PLANNING AND ZONING COMMISSION:			
Approved/P&Z Commission:	Yes	No	Date: _____
DEADWOOD BOARD OF ADJUSTMENT:			
Approved/Board of Adjustment:	Yes	No	Date: _____

Reason for Denial (if necessary): _____

PLAT OF LOT 46, BLOCK 4 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD ALL LOCATED IN THE SW¹/₄ OF SECTION 14, THE SE¹/₄ OF SECTION 15, THE NE¹/₄NE¹/₄ OF SECTION 22 AND THE NW¹/₄NW¹/₄ OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA



SURVEYOR'S CERTIFICATE

I, LOREN D. VREM, 332A WEST MAIN STREET, LEAD, SOUTH DAKOTA, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA. THAT AT THE REQUEST OF THE OWNER AND UNDER MY SUPERVISION, I HAVE CAUSED TO BE SURVEYED AND PLATTED THE PROPERTY SHOWN AND DESCRIBED HEREON. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE PROPERTY WAS SURVEYED IN GENERAL CONFORMANCE WITH THE LAWS OF THE STATE OF SOUTH DAKOTA AND ACCEPTED METHODS AND PROCEDURES OF SURVEYING. DATED THIS ____ DAY OF _____, 20____.

LOREN D. VREM, R.L.S. 6577

OWNER'S CERTIFICATE
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

_____, DO HEREBY CERTIFY THAT I/WE ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT I/WE DO APPROVE THIS PLAT AS HEREON SHOWN AND THAT DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.

OWNER: _____ ADDRESS: _____

ACKNOWLEDGMENT OF OWNER
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

ON THIS ____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____

CERTIFICATE OF COUNTY TREASURER
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

I, _____, LAWRENCE COUNTY TREASURER, DO HEREBY CERTIFY THAT _____ TAXES WHICH ARE LIENS UPON THE HEREIN PLATTED PROPERTY HAVE BEEN PAID. DATED THIS ____ DAY OF _____, 20____.

LAWRENCE COUNTY TREASURER: _____

APPROVAL OF HIGHWAY AUTHORITY
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

THE LOCATION OF THE PROPOSED ACCESS ROADS ABUTTING THE COUNTY OR STATE HIGHWAY AS SHOWN HEREON, IS HEREBY APPROVED. ANY CHANGE IN THE PROPOSED ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.

HIGHWAY AUTHORITY: _____

APPROVAL OF THE CITY OF DEADWOOD PLANNING COMMISSION
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

THIS PLAT APPROVED BY THE CITY OF DEADWOOD PLANNING COMMISSION THIS ____ DAY OF _____, 20____.

CHAIRMAN _____ ATTEST: _____ CITY PLANNER

APPROVAL OF THE CITY OF DEADWOOD BOARD OF COMMISSIONERS
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

BE IT RESOLVED THAT THE CITY OF DEADWOOD BOARD OF COMMISSIONERS HAVING VIEWED THE WITHIN PLAT, DO HEREBY APPROVE THE SAME FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS, LAWRENCE COUNTY, SOUTH DAKOTA, DATED THIS ____ DAY OF _____, 20____.

ATTEST: _____ FINANCE OFFICER _____ MAYOR

OFFICE OF THE COUNTY DIRECTOR OF EQUALIZATION
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

I, LAWRENCE COUNTY DIRECTOR OF EQUALIZATION, DO HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT, DATED THIS ____ DAY OF _____, 20____.

LAWRENCE COUNTY DIRECTOR OF EQUALIZATION: _____

OFFICE OF THE REGISTER OF DEEDS
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

FILED FOR RECORD THIS ____ DAY OF _____, 20____ AT ____ O'CLOCK, ____ M., AND RECORDED IN DOC. _____

LAWRENCE COUNTY REGISTER OF DEEDS: _____ FEE: _____

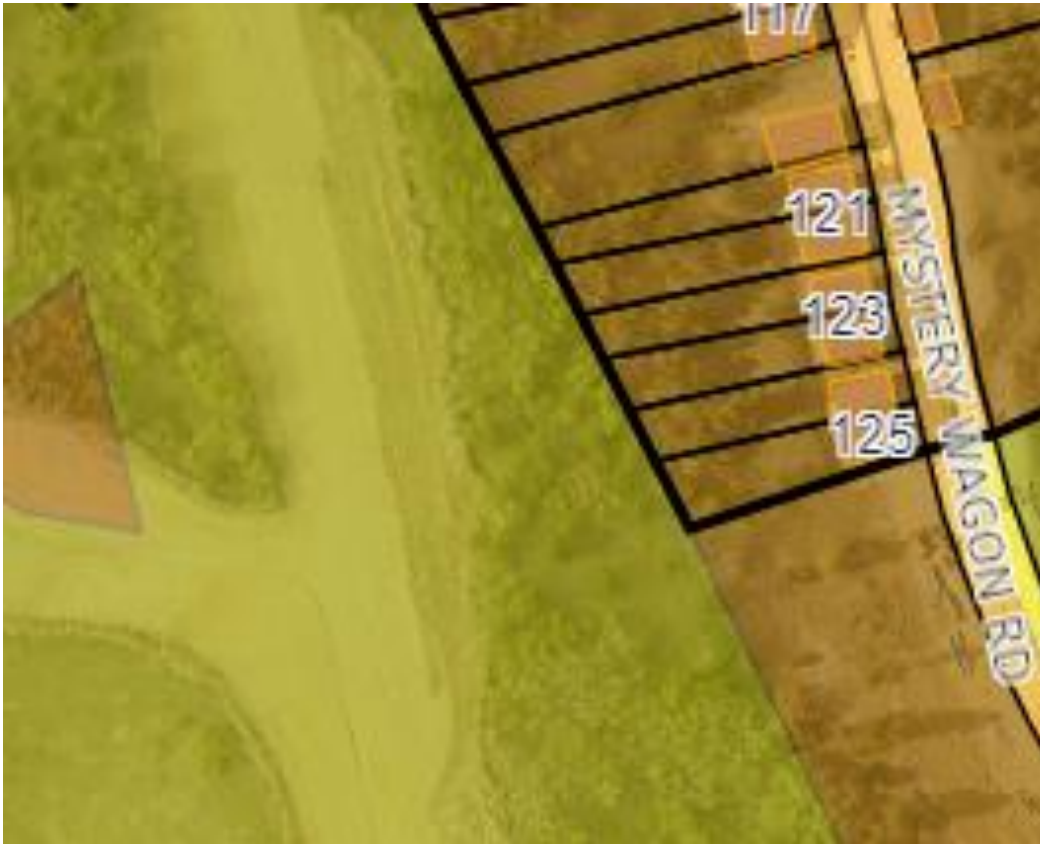


Prepared By:
PONDEROSA LAND SURVEYS, L.L.C.
332B WEST MAIN STREET
LEAD, SD 57754
(605) 722-3840

Date:	5/21/2026
Drawn By:	L. D. Vrem
Project No.:	26-197
Dwg. No.:	26-197.dwg



Aerial photo of Lot 46, Block 4



Zoning map showing Lot 46, Block 4

Zoning Legend

-  C1 - COMMERCIAL
-  CE - COMMERCIAL ENTERPRISE DISTRICT
-  CH - COMMERCIAL HIGHWAY
-  PF - PARK FOREST
-  PU - PUBLIC USE
-  PUD - PLANNED UNIT DEVELOPMENT
-  R1 - RESIDENTIAL
-  R2 - MULTI-FAMILY RESIDENTIAL