

**Lead Planning & Zoning**  
**Tuesday, June 27, 2023**  
**5:00 p.m.**

The Lead Planning & Zoning Commission met in Regular Session on Tuesday, June 27, 2023, at 5:00 p.m. The following members were present: John Sternhagen, Gordon Phillips, Mike Stahl, Brian Gerving, Don Mack, and Levi Wilson. Absent: Rick Wisser. Additional Present: City Planner Robin Lucero, and Administrative Assistant Jacie Essink.

**APPROVE MINUTES**

1. Minutes of the June 13, 2023, regular meeting were approved as read.

**SET CUP HEARING**

1. Kenneth Mehls—102 Harley Court
  - a. Bed and Breakfast  
M/Mack, S/Stahl- Carried to approve CUP for Kenneth Mehls at 102 Harley Court for a bed and breakfast out of the home.

**SET VARIANCE HEARING**

1. Richard and Sharon Chadwich—102 Heritage Avenue
  - a. Encroachment of existing garage along utility easement located on the North property line.  
M/Stahl, S/Mack- Carried to approve Variance for Richard and Sharon Chadwich for the encroachment of existing garage along utility easement located on the North property line at the legal description listed below:  
*Lot 5 of Tract B, Thunder Ridge Subdivision, City of Lead, Lawrence County, South Dakota (Parcel # (31830-00000-050-00) A/K/A 102 Heritage Avenue.*
2. Elyja Baumberger—414 Mathews Street
  - b. Construction of carport along the Northwest and Northeast property lines adjoining Reilly Street.  
M/Gerving, S/Phillips- Carried to approve Variance for Elija Baumberger at 414 Mathews Street for the construction of a carport along the Northwest and Northeast property lines adjoining Reilly Street at the legal description listed below:  
*A Parcel of ground, the North corner of which lies on a Southeasterly direction from corner No. 4 of Jingo Lode M.S. 1050 about 231 feet, thence Southwesterly about 50 feet, thence Southeasterly about 100 feet, thence Northeasterly about 50 feet and thence Northwesterly about 100 feet to the place beginning. The dwelling house situated on said parcel of ground is known as 414 Mathews Street in the City of Lead, Lawrence County, South Dakota (Parcel # (31510-03900-210-00) A/K/A 414 Mathews Street.*

**OTHER BUSINESS**

- M/Phillips, S/Stahl- Carried to take Short Term Rental Discussion off the table.  
Robin Stated there is nothing new at this time for discussion.  
M/Phillips, S/Mack- Carried to table Short Term Rental Discussion.

**ITEMS FROM COMMISSIONERS**

1. Next Regular Meeting—Tuesday, July 11, 2023, at 5:00 PM

**ADJOURN**

M/Phillips, S/Mack- Carried to adjourn the regular meeting at 5:35 p.m.

ATTEST:

CITY OF LEAD  
PLANNING & ZONING COMMISSION

---

Jacie Essink, Administrative Assistant

---

John Sternhagen, Chairman P&Z