

**Lead Planning & Zoning**  
**Tuesday, December 12, 2023**  
**5:00 p.m.**

The Lead Planning & Zoning Commission met in Regular Session on Tuesday, December 12, 2023, at 5:00 p.m. The following members were present: John Sternhagen, Rick Wisser, Gordon Phillips, Don Mack, Mike Stahl, and Levi Wilson. Absent: Brian Gerving. Additional Present: City Planner Robin Lucero and Administrative Assistant Jacie Essink.

**APPROVE MINUTES**

Minutes of the November 28, 2023, regular meeting was approved as read.

**CUP HEARING**

1. Ronna Finley—410 Peak Street—Bed and Breakfast- M/Stahl, S/Wisser- Carried to approve CUP for Ronna Finley at 410 Peak Street for a Bed and Breakfast.

**OTHER BUSINESS**

Educational Topics

Educational topics presented at the Planning and Zoning meeting by Levi Wilson.

1. Black Hills Council of Local Governments
  - a. Ordinance writing
  - b. Relevant state statutes
  - c. TIFs, economic zones, fees, public financing options, etc.
2. Emma Garvin LDED
  - a. Housing study
3. Zoning
  - a. Vicki Fisher and Sarah Hansel from Rapid City recently implemented a new downtown commercial zoning as part of Rapid City's goal of redeveloping the area between downtown and School of Mines
  - b. Kevin Kuchenbecker - zoning and historic preservation ordinances in Deadwood
4. GIS
  - a. Lawrence County Department of Equalization could present on the new GIS and tool and see if there is any useful content or backend stuff that could help the city of Lead.

**ITEMS FROM COMMISSIONERS**

1. Next Regular Meeting—Tuesday, December 26, 2023, at 5:00 PM

**ADJOURN**

M/Wilson, S/Stahl- Carried to adjourn the regular meeting at 6:45 p.m.

ATTEST:

CITY OF LEAD  
PLANNING & ZONING COMMISSION

---

Jacie Essink, Administrative Assistant

---

John Sternhagen, Chairman P&Z