

Lead Planning & Zoning
Tuesday, April 22, 2025
5:00 p.m.

The Lead Planning & Zoning Commission met in Regular Session on Tuesday, April 22, 2025, at 5:00 p.m. The following members were present: John Sternhagen, Levi Wilson, Rick Wisser, Rick Allen, Mike Stahl, Jon Oolman and Don Mack. Absent: None.

Additional Present: Building Inspector Dennis Schumacher, City Planner Robin Lucero, Administrative Assistant Jacie Mergen, City Commissioner Dustin Heupel, and several members of the public.

APPROVE MINUTES

M/Wisser, S/Wilson- Carried to approve the minutes of March 11, 2025, as read.

PLAT

Lot 11A, Block 4, Washington Addition Formerly the East Part of Lot 11, Block 4, Washington Addition City of Lead, Lawrence County, South Dakota

M/Wisser, S/Wilson- Carried to approve of Lot 11A, Block 4, Washington Addition as read.

COFFEE SHOP DISCUSSION ONLY

At the previous city commission meeting 4-7-25 the owner of Lil's Coffee was present at the meeting to ask for permission to move her coffee hut onto city property at the Manuel Brother's parking lot for long term use. The commission agreed to explore the options and look into a lease. The minutes of 2025-04-07 reflected a motion from Carr and Second from Heupel to approve and for staff to draft a lease for Lilly's Coffee Shop at the Park.

Several concerned business owners, Owner of Lotus up Jamie Gilcrease, Greenfield Pub owners Colin and Jennifer Greenfield, Miners and Merchants owner Carol Oolman, Bobby Jo Hoyt owner of Black Hills Ice Cream and Tracy Island resident of Deadwood were all present to voice their concerns with Lil's coffee being placed in the Manuel Brothers parking lot.

Jaimie Gilcrease sent a letter to the P&Z board members and city commission members urging them to look more into this and have more discussion on this matter. Jaimie, along with several other business owners, had concerns about taxes, low rent, parking, parking lot safety for children with the bus stop, will more businesses want to do this and where is the limit.

Lillian, the owner of Lil's Coffee, was present to discuss why she would like to move into the city and all the avenues she has taken to try and relocate her business and ideas to make it work. Lillian is open to ideas and looking forward to thriving within her business and bringing more to the city of Lead. Oolman asked if she had spoken to Economic Development, Lil stated yes, she spoke with Emma. Jaimie, then read an email from Emma with Economic Development to Jaimie regarding Lil's coffee shop and that Lil was unwilling to move away from the park because they already said she could be there and that she wasn't much help with this and she wished she would have known sooner. Jaimie stated she feels like they missed a lot of steps, she believes she was misguided, and she has also been in contact with her lawyer.

Sternhagen asked if any lease was given at this time and where they are at with this.

Dustin Heupel, City commissioner, stated he would clarify what exactly happened at the city commission meeting on 4/7/2025. Heupel stated that they only approved to have discussions with city staff about what a lease would look like. He stated that all they did is say this is something the city is willing to look into. Heupel stated they would discuss it with staff and bring it back to planning and zoning and then planning and zoning would make awesome decisions and make it easy for the commission.

Don Mack stated the commission minutes that were published in the pioneer did not state what Dustin is saying that they were not approved. Dustin stated yes, they were approved in the pioneer, and he apologized after. The minutes said, M/Carr, S/Heupel- Carried to approve and for staff to draft a lease for Lilly's Coffee Shop at the Park. Don stated how are they going to retract this so the public knows this wasn't really approved if it wasn't approved. Heupel said the minutes stated it was approved to draft a lease agreement which was true. But states the only thing approved was to have discussion. There were several things still in question to discuss before bringing it back to the P&Z Board, that was the initial intent and Heupel apologizes for that.

Don stated they did not approve the lease, but they approved the movement.

Robin put the 4/7/25 minutes on the screen for the board to read and Heupel stated they

can listen to the meeting on Facebook for clarification.

Stahl asked if the city is waiting for them to say something. Robin stated no, at this time they are just continuing discussion.

Robin stated she went back to see what the city had done in the past and she found three businesses that the city let be down at the park for food concessions that the city had no issue with. Robin stated that after the commission approved moving this forward herself, the street department, visitor center and other city staff met down at the visitor center parking lot to discuss locations, power, etc. Robin stated she will recap with city commission but for the long term conversation she thinks what we need to decide is, do we want to continue to lease public space for private business? Do we need to look at vendor permits that come and go that have vendor permits? Do we need to have an ordinance? Do we need to have something that discusses all of this?

Jaimie stated that when she had her business at the visitor parking lot before where her business is now, she was not in the actual parking lot she was in the grass, and it was walk through traffic only.

Mack inquired how much they have been involving Lil's coffee in this lease and what the lease will entail. Mack stated he does not have enough information to even talk about it let alone formulate anything.

The zoning commission believes this should have been discussed further before beginning the process of exploring a lease and Sternhagen would like to see a different approach taken as far as maybe a bid process or something else.

Sternhagen stated he would like to see this to go back to the city commission and see them rescind their motion and start this process over.

Oolman asked Lil if the Planning and Zoning, The City Commission, and Economic Development all got together and worked on something would she be open to other locations? Lil said yes, she would be open to going to other locations, this was just the only one she got a response from.

Oolman stated he does not see any reason why P&Z, the city and Economic Development couldn't come up with a plan with someone, somewhere.

Oolman stated he believes the 14 A corridor is a prime spot. Lil replied that it is, but she is tucked too far back in there.

Oolman stated he would like to find a way to make this work somehow.

Stahl stated they need to get together and figure out some of the other options.

Oolman stated we need to figure out a way, if they can't make this happen how are they going to make the next entrepreneur successful. Oolman stated that is why we are here. Stahl agrees and stated moving forward, organized.

Sternhagen stated this information will advance the commission and hopefully some of the people in the audience can be at the commission meeting to help work through the process, so the wrong motions aren't made.

Oolman and Stahl would like to see this move forward and make this work for Lil's Coffee.

The P&Z Board all agrees they would like to see this work, but more conversation needs to happen with multiple entities.

OTHER BUSINESS

Levi Wilson inquired if the storage container issue had been resolved. Schumacher stated yes, the issue was resolved, and it was removed.

ITEMS FROM COMMISSIONERS

1. Next Regular Meeting—Tuesday, May 13, 2025, at 5:00 PM

ADJOURN

M/Wisser, S/Stahl- Carried to adjourn the regular meeting at 6:07p.m.

ATTEST:

CITY OF LEAD
PLANNING & ZONING COMMISSION

Robin Lucero, City Planner

John Sternhagen, Chairman P&Z

