

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, 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.

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.

The zoning commission believes this should have been discussed further before beginning the process of exploring a lease and they 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 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