

**Lead Planning & Zoning**  
**Tuesday, August 26, 2025**  
**5:00 p.m.**

The Lead Planning & Zoning Commission met in Regular Session on Tuesday, August 26, 2025, at 5:00 p.m. The following members were present: John Sternhagen, Levi Wilson, Mike Stahl, Rick Allen, and Jon Oolman. Absent: Don Mack, and Rick Wisser. Additional Present: Building Inspector Dennis Schumacher, City Administrator Robin Lucero and Administrative Assistant Jacie Mergen.

**APPROVE MINUTES**

1. Approve Minutes of August 12, 2025, Regular Meeting  
M/, Wilson, S/Oolman- Carried to approve August 12, 2025, regular minutes.

**SET VARIANCE HEARING**

1. 320 Sawyer Street- Legal Description:  
*THE NORTHWESTERLY PORTION OF LOT 13 IN BLOCK 9 IN SOUTH LEAD ADDITION TO THE CITY OF ELAD, ACCORDING TO THE MITCHELLS MAP OF SAID CITY, DESCRIBED AS FOLLOWS, COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 13 AND RUNNING EASTERLY 56 FEET, MORE OR LESS, THENCE 32 FEET, MORE OR LESS TO THE NORTHWEST CORNER THE PLACE OF BEGINNING TO THE CITY OF LEAD, LAWRENCE COUNTY, SOUTH DAKOTA, A/K/A 320 SAWYER ST.*

Commission consensus to set variance hearing for Tuesday, September 9, 2025, at 5:00 p.m.

**LEAD-DEADWOOD SCHOOL DISTRICT LAND DISCUSSION**

**Master Plan Narrative:**

The Lead-Deadwood School District, in an effort to close the gap for much needed teacher and administrator housing, is considering moving forward with the development of inventory of land. This land is generally in Tract 1 of Mitchell Addition to the west of Hearst and Greer Avenues. The Lead-Deadwood School District has hired TerraSite Design to assist with Land Development, and a resulting initial Master Plan Package has been completed with recommendations for phasing (attached). The School District has also completed a draft of covenants for the land that they are currently vetting. The Master Plan recommends moving forward with 3 Tracts (Phases), with a mixture of land use for housing, and the initial platting of 54 +/- lots in Phase 1. This first phase will include a mix of bridge housing, single family, townhome, and higher end homes, with lot sizes ranging from ¼ acre to nearly 2 acres. Up to 10 of the homesites will be dedicated for use by teachers or other school district staff that need housing. Homes may range from less than 1000 SF up to 4000 SF, in an interesting fashion that will prioritize topography and lot size to dictate use (see Site Plan CS102). The first phase will include development of paved roads, addressing stormwater, sewer, water, private utilities, and other needed infrastructure. Plans and Process will follow the Lead Subdivision Ordinance (there may need to be exceptions due to site specific challenges). Amenities such as some dedicated green space and a series of mixed-use trails (with a link to the Mickelson Trail) are being considered for the project as well. The School District is requesting an initial review of proposed Land Planning at the August 26th meeting, in hopes of updating the community with intent as well as an opportunity to garner feedback and take comments. The project has some unique challenges, including how to move the development forward using public channels, a diverse mix of housing located in one parcel, and challenging terrain. The School District has assembled a team that is suited to the challenges, and the resulting project may set a new standard for development. We ask that this courtesy review be conducted to ensure a smooth process prior to moving the project into Engineering and Platting.

Superintendent Dr. Eric Person, Lead-Deadwood School District Board of Education President Amber Vogt, and TerraSite Design Engineer Eirik Heikes were present to discuss and take comments.

Planning and Zoning members discussed several concerns, ideas, alternatives, likes and dislikes. Dr. Person, Amber Vogt, and Eirik Heikes answered questions to the best of where their plans are thus far.

Amber Vogt inquired if they meet the city ordinance would there be any reason for them not to be able to move forward. Lucero and the board explained they would be able to move forward.

**SIGN ORDINANCE DISCUSSION**

M/Stahl, S/Oolman carried to table Sign Ordinance Discussion until next meeting  
September 9, 2025.

**ITEMS FROM COMMISSIONERS**

1. Next Regular Meeting—Tuesday, September 9, 2025, at 5:00 p.m.

**ADJOURN**

M/Stahl, S/Oolman- Carried to adjourn the regular meeting at 6.35 p.m.

ATTEST:

CITY OF LEAD  
PLANNING & ZONING COMMISSION

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Jacie Mergen, Administrative Assistant

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John Sternhagen, Chairman P&Z