

Lead Planning & Zoning
Tuesday, October 14, 2025
5:00 p.m.

The Lead Planning & Zoning Commission met in Regular Session on Tuesday, October 14, 2025, at 5:00 p.m. The following members were present: John Sternhagen, Levi Wilson, Don Mack and Rick Allen. Absent: Rick Wisser and Mike Stahl. Additional Present: Building Inspector Dennis Schumacher, City Administrator Robin Lucero and Administrative Assistant Jacie Mergen.

APPROVE MINUTES

1. Approve Minutes of September 23, 2025, Regular Meeting
M/Mack, S/Wilson- Carried to approve September 23, 2025, regular minutes.

SET VARIANCE HEARING

1. Michael Katon-611 Railroad Avenue
THE CENTER PORTION LOT 15, BLOCK 31, ORIGINAL TOWN, CITY OF LEAD, LAWRENCE COUNTY, SOUTH DAKOTA, ACCORDING TO PLAT BOOK 1 PAGE 265, KNOWN AS 611 RAILROAD AVENUE, LEAD, SOUTH DAKOTA
Encroachment on property lines on North property line for construction of deck and east property line for stairway for access to structure
Commission consensus to set variance hearing for 611 Railroad Avenue for October 28, 2025 at 5pm.

VARIANCE HEARING

1. Richard Van Houten
LOT 6-3 OF BLOCK Y OF THE DENVER ADDITION, A REPLAT OF LOTS A, B, C OF CLOCK Y DENVER ADDITION ALL IN THE CITY OF LEAD, LAWRENCE COUNTY, SOUTH DAKOTA. PLAT # 2000-5104
Wilson would like to see the proposed structure before approving.
Schumacher stated since the variance isn't showing the new structure above, they will need to re-do the variance drawing to show this.
Adjacent neighbor Tim Eggers was present and had several concerns and questions about the proposed structure regarding the roof, water and snow run off, occupancy, guidelines, Ordinance 155.055-C2 (overbuilding) and parking.
M/Wilson, S/Mack- Carried to table variance for Richard Van Houten until November 11, 2025, at 5pm for the Planning and Zoning meeting.
Wilson would like to see a revised variance and the property line insert on the variance drawing.
The commission will do some research on a few of the concerns Tim Eggers had and bring back to the table.

SIGN ORDINANCE DISCUSSION

M/Wilson, S/Mack- Carried to take the sign ordinance discussion off of the table.
Discussion was had with no action taken.
M/Wilson, S/Mack- Carried to table sign ordinance discussion.

ITEMS FROM COMMISSIONERS

1. Next Regular Meeting—Tuesday, October 28, 2025, at 5:00 p.m.

ADJOURN

M/Mack, S/Wilson - Carried to adjourn the regular meeting at 5:58 p.m.

ATTEST:

CITY OF LEAD
PLANNING & ZONING COMMISSION

Jacie Mergen, Administrative Assistant

John Sternhagen, Chairman P&Z