

**OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
REGULAR MEETING
7055 LEISURE LANE
OCTOBER 26, 2021 @ 6:00 P.M.**

The meeting was called to order by Commissioner Oldfield at 6:00 p.m.

ROLL CALL: Brody Oldfield, Dustin Hirsch (via telephone), Casey Kenrick, John Hough, and Mike Martin- present. Also, present was the City Administrator.

CALL FOR CHANGES: Motion by Kenrick, second by Martin to approve the agenda of the meeting for October 26th, 2021. Motion carried.

CONSENT CALENDAR: Motion by Kenrick, second by Hough to approve the minutes of the regular meeting of October 14th, 2021. Motion carried.

MINOR PLAT - Roselles

Plat of Lot 16 Revised and Lot H2 of Sioux Land Estates Subdivision, formerly Lot 16 of Sioux Land Estates Subdivision, located in the W1/2 of the NW1/4 of Section 25, Township 3 North, Range 6 East, Black Hills Meridian, City of Summerset, Meade County, SD.

Motion by Martin, second by Hough, to approve recommendation to the Board of Commissioners. Motion carried.

HEARING FOR CONDITIONAL USE PERMIT

The portion of Lot B of the East ½ of the NW1/4 of Section 25, Township 3 North, Range 6 East of the Black Hills Meridian, City of Summerset, Meade County, SD as shown on the plat filed in Plat Book 5 on Page 15, lying southerly and westerly of Out Lot 1, lying northerly and easterly of the Constitution Street right-or -way, lying southerly and easterly of Lot 4R in Block 1 of Summerset USA, and lying northerly and westerly of the northerly Independence Loop right-of-way, as shown on the plats filed in Plat Book 21 on Pages 290-291 and Plat Book 21 on Page 1 (referred to on said plats as “Remainder of Block 1”).

Property is currently zoned C-1 General Commercial:

The following uses shall be permitted in the C-1 General Commercial District:

- (A) Retail establishments, including incidental manufacturing of goods for sale at wholesale or retail on the premises, provided there are three or less employees engaged in the manufacture of the product.

Petitioner is asking for conditional use permit under 155.117 (E) – more than three employees engaged in the manufacture of the product.

(BB) Open storage uses which shall comply with the following requirements:

- (1) All open storage and display of merchandise, material, and equipment shall be screened by a solid fence seven feet high at the side and rear of the lot which abuts any residential district.

Petitioner is asking for conditional use permit under 155.117 (E) – that the product, including but not limited to granite and stone not be contained by a fence for similar structure but to be on display for customers to view. Scrap or waste or refuse generated by business may be required by the City to be kept behind a screened fence.

Motion by Martin, second by Kenrick, to approve recommendation to the Board of Commissioners on the conditional use permit.

PRELIMINARY/FINAL PLAT – Spring Valley Entertainment LLC

Plat of Lot 5, Lot 6, & Drainage Lot 1 in Block 1 of Summerset USA. Formerly a portion of Lot B of the E1/2 NW1/4, and a portion of Lot A of the NE1/4. All located in the SE1/4 of the NW1/4 and the SW1/4 of the NE1/4 of Section 25, Township 3 North, Range 6 East, Black Hills Meridian, City of Summerset, Meade County, South Dakota.

Motion by Martin, second by Kenrick, to approve recommendation to the Board of Commissioners, contingent on the Final Plat being signed when all sureties are in place. Motion carried.

ADJOURNMENT

Motion by Martin, second by Hough, to adjourn the meeting at 6:35 p.m. Motion carried.

Candace Sealey, Finance Officer

Brody Oldfield, Chairman

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