

**CITY OF SUMMERSET PLANNING AND ZONING BOARD
ONLINE ZOOM MEETING
REGULAR MEETING
7055 LEISURE LANE
TUESDAY SEPTEMBER 22, 2020
6:00 P.M.**

Agenda

1) ROLL CALL

Bewley, Oldfield, Osten, Wilson, Christensen

2) CALL FOR CHANGES

Approval of Agenda of the Regular Meeting of September 22, 2020 as presented or amended.

3) CONSENT CALENDAR

Approval of the minutes of the Public Hearing of August 25, 2020, as presented or amended.

4) PRELIMINARY AND FINAL PLAT APPLICATION

Lot 6A and Lot 6B of Tract 3 (Formerly Lot 6 of Tract 3 Shadowland Ranch Subdivision) Located in the NE1/4NW1/4 of Section 36 Township 3 North, Range 6 East of the Black Hills Meridian, Meade County, South Dakota.

5) PRELIMINARY AND FINAL PLAT APPLICATION

Plat of Sun Valley Estates Lots 161R and Glengariff Park 3 Revised being a Replat of Lot 161 and Glengariff Park 3 Located in the NE1/4SW1/4 in section 14 Township 3 North- Range 6 East of the B.H.M., City of Summerset, Meade County South Dakota.

6) PRELIMINARY AND FINAL PLAT APPLICATION

Plat of Sun Valley Estates Lot 125R-1, Lot 125R-2 and Lot 125R-3 Located in Lot 125R of the SE1/4 of the SW ¼ of Section 14 Township 3 North Range 6 East of the B.H.M., City of Summerset, Meade County, South Dakota

7) FINAL PLAT APPLICATION

Plat of Lot 1 through Lot 9 and Norpeck Court Right of Way and Shadowland Road Right of Way of Shadowland Ranch Subdivision, Formerly Lot HG Revised Shadowland Ranch Subdivision in Tract 6 of the SW ¼ of Section 25 in Township 3 North Range 6 East of the Black Hills Meridian, City of Summerset, Meade County, South Dakota.

Information regarding accessibility for the disabled may be obtained by calling the Summerset City Finance Officer at 605-718-9858. Individuals needing special accommodations are asked to call at least 48 hours prior to the meeting.

In relation to the COVID-19 virus, and in following guidelines from the CDC in relation to minimizing exposure, the City will have a call-in number available (instructions below) for Thursday's City Commission meeting. For those that wish to participate in the meeting remotely, we encourage you to follow the instructions below.

Call-in instructions:

Topic: P&Z Meeting

Time: Sep 22, 2020 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87980621764?pwd=UVc1VGkwV1NJVUhoVFZ3VE5uTUtPZz09>

Meeting ID: 879 8062 1764

Passcode: 460285

One tap mobile

+16699009128,,87980621764#,,,,,0#,,460285# US (San Jose)

+12532158782,,87980621764#,,,,,0#,,460285# US (Tacoma)

Meeting ID: 879 8062 1764

Passcode: 460285

Find your local number: <https://us02web.zoom.us/j/87980621764?pwd=UVc1VGkwV1NJVUhoVFZ3VE5uTUtPZz09>



Sept. 18, 2020

Final Plat Review

LOT 6A AND LOT 6B OF TRACT 3
(FORMERLY LOT 6 OF TRACT 3 SHADOWLAND RANCH SUBDIVISION)
LOCATED IN THE NE1/4NW1/4 OF SECTION 36
TOWNSHIP 3 NORTH, RANGE 6 EAST OF THE BLACK HILLS MERIDIAN,
MEADE COUNTY, SOUTH DAKOTA

General Information:

Parcel Acreage 1.88 acres

Location Shadowland Ranch Sub. Meade Co. SD.

Date of Application ?

Reviewed By: **Gary Anderson, LS, HDR Engineering, Inc.**

Purpose: Divide Lot 6 into two lots

Access and Utilities: Access is off Concho Court. Sewer is onsite septic. Water is a shared well located on Lot 6A.

Fire Protection: Same as before

Drainage: Located outside flood hazard

Final Plat Review:

Please add Chord Bearing and distance to the curve information.

Remove Note 4 regarding building setbacks.

Replace the "Resolution of Governing Board" with the following resolution:

"Resolution of City Commission

Whereas there has been presented to the City Commission of the City of Summerset, South Dakota, the within plat of the above described lands, and it appears to this Council of Commissioners that:

- a. The system of streets set forth therein conforms to the system of streets of the existing plats of the City,
- b. All provisions of the City subdivision regulations have been complied with,
- c. All taxes and special assessments upon the tract or subdivision have been fully paid, and
- d. Such plat and survey thereof have been executed according to law.

Now therefore, be it resolved that said plat is hereby approved in all respects.

Dated at Summerset, South Dakota this ____ day of _____, 2020.

Mayor

Date”

Need to add the following certifications:

“Certificate of Planning Commission

The City of Summerset Planning and Zoning Commission certifies it has reviewed the final plat and hereby recommends approval to the City Commission of the City of Summerset, South Dakota.

Dated this _____ day of _____, 2020.

Planning Commission Member”

“Certificate of City Finance Officer

I, Finance Officer of the City of Summerset, South Dakota, do hereby certify that all special assessments which are liens upon the described lands are fully paid according to the records of my office.

Finance Officer

Date”

Need to provide on the plat or through a separate document an access and utility easement for the water service line from the existing well on Lot 6A to Lot 6B.



Gary Anderson, LS 12000

hdrinc.com

601 Metz Dr. Gillette WY. 82717





September 18, 2020

Final Plat Review
PLAT OF SUN VALLEY ESTATES
LOTS 161R AND GLENGARRIFF PARK 3 REVISED
BEING A REPLAT OF LOT 161 AND GLENGARRIFF PARK 3
LOCATED IN THE NE1/4SW1/4
IN SECTION 14 TOWNSHIP 3 NORTH- RANGE 6 EAST OF THE B.H.M., CITY OF
SUMMERSET, MEADE COUNTY, SOUTH DAKOTA

General Information:

Parcel Acreage 1.04 ACRES
Location City of Summerset
Date of Application September 4, 2020
Surveyors Project Number S20 S791

Reviewed By: **Gary Anderson, LS, HDR Engineering, Inc.**

Purpose: Add area to Lot 161 and make the park smaller

Access and Utilities: Same as before

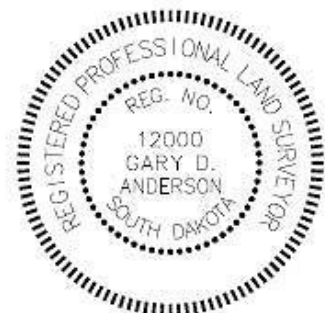
Fire Protection: Same as before

Drainage: Same as before

Final Plat Review:

This plat meets the requirements.

Gary Anderson, LS 12000





September 18, 2020

Final Plat Review

PLAT OF SUN VALLEY ESTATES LOT 125 R-1, LOT 125 R-2 AND LOT 125 R-3 LOCATED IN LOT 125R OF THE SE1/4 OF THE SW1/4 OF SECTION 14 TOWNSHIP 3 NORTH RANGE 6 EAST OF THE B.H.M., CITY OF SUMMERSET, MEADE COUNTY, SOUTH DAKOTA

General Information:

Parcel Acreage 0.88 ACRES
Location City of Summerset
Date of Application September 9, 2020
Surveyors Project Number S20 S792
Reviewed By: Gary Anderson, LS, HDR Engineering, Inc.

Purpose: Subdivide Lot 125R

Access and Utilities: Same as before

Fire Protection: Same as before

Drainage: Same as before

Final Plat Review:

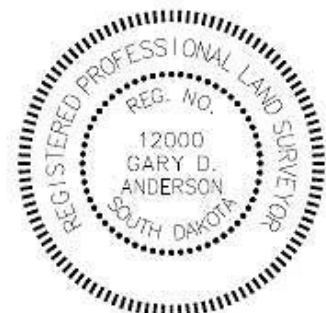
All bearings and distances close.

Edit title to "Plat of Sun Valley Estates Lot 125 R-1, Lot 125 R-2 and Lot 125 R-3 Formerly Lot 125R Located in the SE1/4 of the SW1/4 of Section 14 Township 3 North Range 6 East of the B.H.M., City of Summerset, Meade County, South Dakota"

Remove the building setback note.

Lots 125 R-2 and 125 R-3 do not meet the minimum lot width of 75' per ordinance 155.058.D.

Gary Anderson, LS 12000



Final Plat Review

Plat of Lot 1 through Lot 9 and Norpek Court Right of Way and Shadowland Road Right of Way
of Shadowland Ranch Subdivision

Formerly Lot HG Revised Shadowland Ranch Subdivision in Tract 6 of the SW 1/4 of Section 25
in Township 3 North Range 6 East of the Black Hills Meridian City of Summerset Meade County,
South Dakota

General Information:

Parcel Acreage 18.94 acres

Location Shadowland Ranch Subdivision

Date of Application August 27, 2020

Surveyor's Project Number S19 S732

Reviewed By: Gary Anderson, LS, HDR Engineering, Inc.

Purpose: Subdivide Lot HG Revised

Access and Utilities: Access is off Shadowland Ranch Road and Norpek Court. Water is connecting to Black Hawk Water Users District water system. Sewer is onsite septic systems.

Fire Protection: Black Hawk Volunteer Fire Department

Drainage: Located outside flood hazard. No major drainages are indicated.

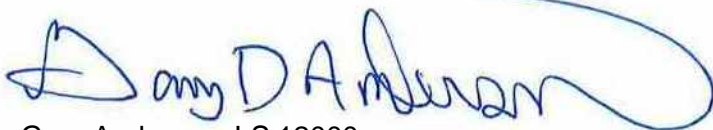
Final Plat Review:

All bearings and distances close.

Plat Note 1 needs to indicate an 8' utility and drainage easement.

Before Final Plat can be filed a final walk-through of the new roadway needs to be conducted with the City of Summerset and the following need to be submitted:

- As-recorded plans
- All geotechnical testing results from roadway and utility construction



Gary Anderson, LS 12000

