

OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
REGULAR MEETING AND PUBLIC MEETING
7055 LEISURE LANE
TUESDAY, AUGUST 28, 2018

The meeting was called to order by Bewley at 7:00 PM. Commissioners Bewley, Bielefeldt, Hantzsche, Schlecht, and alternate Oldfield were all present. Also present was the City Administrator.

Motion by Bielefeldt second by Hantzche to approve the agenda of the meeting of August 28, 2018.
Motion carried.

Motion by Bielefeldt, second by Hantzche to approve the minutes of the regular meeting of August 14, 2018. Motion carried.

NEW BUSINESS

Motion by Hantzsche and second by Schlecht to open the public meeting on the following

4A) Motion to open public hearing on the following

1) Proposed TIF District #2

Sun Valley Estates Subdivision:

Lot 234R

Block 1: Lots 1-16

Block 2: Lots 1-4

All the above located in the SE1/4 and the SW1/4 of Section 14, T3N, R6E, B.H.M., City of Summerset, Meade County, South Dakota.

Stage Stop Subdivision:

Tract 1 and 2

All the above located in the SE 1/4 of the SE 1/4 of Section 23 and the SW 1/4 of the SW1/4 of Section 24, T3N, R6E, B.H.M., City of Summerset, Meade County, South Dakota.

Sioux Land Estates Subdivision:

Tract 1R: Lot 7R and Lot D

Lots 13A and 13BR and 13C and 13D

Lots 16 and 17 and 18

All the above located in Section 25, T3N, R6E, B.H.M., City of Summerset, Meade County, South Dakota.

Amwest Utilities Subdivision:

Lots 1, 2 and 3

All of the NE1/4 of Section 23, T3N, R6E, B.H.M., City of Summerset, Meade County, South Dakota.

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Lenlu Estates Subdivision:

Lot 2 of Lenlu Estates Subdivision, formerly a part of Lot A in the SW1/4 of Section 24, T3N, R6E of the B.H.M., Meade County, South Dakota, less Lot 3A and subject to easements as shown by Plat recorded in Plat Book 10 Page 50 in the Office of the Register of Deeds, Meade County, South Dakota.

Summerset USA:

Block 1: Lot 234

Block 2: Lots 2R and 3R

Block 5: Lots 1-3

Block 7: Tract A

Block 8: Lot A

All of the above located in Section 25, T3N, R6E, B.H.M., City of Summerset,

Meade County, South Dakota.

That portion of Lot A of the NE1/4 of Section 25, T3N, R3E of the B.H.M., City of Summerset, Meade County, South Dakota, as shown on the plat filed in Plat Book 5 on Page 15, lying southerly of the northerly Independence Loop right-of way, and lying southerly and westerly of Outlot 2 and the vacated right-of-way adjacent thereto, as shown on the plats filed in Plat Book 21 on Pages 290-291 and Plat Book 21 on Page 2 (referred to on said plats as "Future Block 6").

That portion of Lot B of the E1/2 of the NW1/4 of Section 25, T3N, R6E, of the B.H.M., City of Summerset, Meade County, South Dakota, as shown on the plat filed in Plat Book 5 on Page 15, lying southerly and easterly of the northerly Independence Loop right-of-way and westerly of the Republic Road right-of way, as shown on the plats filed in Plat Book 21 on Pages 290-291 and Plat Book 21 on Page 2 (referred to on said plats as "Future Block 4").

That portion of Lot B of the E1/2 of the NW1/4 of Section 25, T3N, R6E of the B.H.M., City of Summerset, Meade County, South Dakota, as shown on the plat filed in Plat Book 5 on Page 15, lying southerly and easterly of the northerly Independence Loop right-of-way, and lying northerly and easterly of the Republic Road right-of-way, as shown on the plats filed in Plat Book 21 on Pages 290-291 and Plat Book 21 on Page 2 (referred to on said plats as "Future Block 6").

That portion of Tract 3 of the S1/2 of Section 25, T3N, R6E of the B.H.M., City of Summerset, Meade County, South Dakota, as shown on the plat filed in Plat Book 7 on Page 28, lying northerly and westerly of the southerly Independence Loop right-of-way, lying northerly and easterly of the Republic Road right-of way, and lying southerly and westerly of Outlot 2 and the vacated right-of-way adjacent thereto, as shown on the plats filed in Plat Book 21 on Pages 290-291 and Plat Book 21 on Page 2 (referred to on said plats as "Future Block 6").

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That portion of the vacated portion of the Independence Loop right-of-way lying southerly and westerly of Outlot 2 of Summerset USA of the City of Summerset, Meade County, South Dakota, as shown on the plat filed in Plat Book 21 of Pages 290-291, said portion now being a part of the unplatted portion of Lot A of the NE1/4 and a part of the unplatted portion of Tract 3 of the S1/2 of Section 25, T3N, R6E of the B.H.M., City of Summerset, Meade County, South Dakota.

That portion of Tract 3 of the S1/2 of Section 25, T3N, R6E of the B.H.M., City of Summerset, Meade County, South Dakota, as shown on the plat filed in Plat Book 7 on Page 28, lying southerly and easterly of the Patriot Drive right-of way, lying southerly and westerly of the Republic Road right-of-way, lying northerly and westerly of Lots 1 and 3 in Block 5 of Summerset, USA, and lying northerly and easterly of Outlot D of Summerset USA, as shown on the plats filed in Plat Book 21 on Pages 290-291 and Plat Book 21 on Page 2 (referred to on said plats as "Remainder off Block 5").

Unplatted Lands:

The unplatted portion of the NE1/4 of the SW1/4 and the NW1/4 of the SE1/4 and the NE1/4 of the SE1/4 and the SW1/4 of the SE1/4 of Section 25, T3N, R6E of the B.H.M., Meade County, South Dakota. All Previously portions of Block 9 of Summerset USA.

The unplatted portion of the SE1/4 of Section 14, T3N, R6E, B.H.M., City of

Summerset, Meade County, South Dakota.

The unplatted portion of the NE1/4 and the N1/2 of the SE1/4 lying Northeasterly of the Northeasterly right of way line of interstate 90, all of Section 23, T3N, R6E, B.H.M., City of Summerset, Meade County, South Dakota.

All Located in the City of Summerset, Black Hills Meridian, Meade County, South Dakota including within and adjacent rights-of-ways.

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Independence Loop right-of-way and lying northerly and easterly of the Republic Road right-of-way, as shown on the plats filed in Plat Book 21 on Pages 290-291 and Plat Book 21 on Page 2 (referred to on said plats as "Future Block 6").

That portion of Tract 3 of the S1/2 of Section 25, T3N, R6E of the B.H.M., City of Summerset, Meade County, South Dakota, as shown on the plat filed in Plat Book 7 on Page 28, lying northerly and westerly of the southerly Independence Loop right-of-way, lying northerly and easterly of the Republic Road right-of way and lying southerly and westerly of Outlot 2 and the vacated right-of-way adjacent thereto, as shown on the plats filed in Plat Book 21 on Pages 290-291 and Plat Book 21 on Page 2 (referred to on said plats as "Future Block 6").

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All Located in the City of Summerset, Black Hills Meridian, Meade County, South Dakota including within and adjacent rights-of-ways. Motion carried. Public meeting was opened at 7:01PM.

Blaise Emerson of BKE Consulting explained T.I.F. and how it relates to growth for the city.

Bill Zavitz addressed the board and asked for them to consider including road upgrades in the Summerset USA area in the project plan.

Phil Olson addressed the board and said he was pro-TIF but would like for the project plan to include streets in Summerset USA.

Carol McKenzie with the Piedmont ambulance addressed the board to complain that they aren't getting money from taxes.

Motion by Schlecht and second by Bielefeldt to close the public meeting. Motion carried. Public meeting closed at 8PM.

Motion by Hantsche and second by Bielefeldt to return to the regular meeting. Motion carried.

Motion by Bielefeldt and second by Schlecht to approve the TIF.

ADJOURNMENT

Motion by Schlecht, second by Hantsche to adjourn the meeting at 8:08 PM. Motion carried.

Debbie Muzio, Finance Officer

Greg Wilson, Chairman