

OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
REGULAR MEETING
7055 LEISURE LANE
MARCH 22nd, 2022 @ 6:00 P.M.

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

ROLL CALL: Brody Oldfield, Dustin Hirsch, Mike Martin, John Hough, and Casey Kenrick were present. Also present was Mayor Melanie Torno, Attorney Talbot Wieczorek and Lindsay Shagla, HDR Engineering.

CALL FOR CHANGES: Motion by Kenrick, second by Hirsch to approve the agenda of the meeting for March 22nd, 2022. Motion carried.

CONSENT CALENDAR: Motion by Kenrick, second by Martin to approve the minutes of the regular meeting of March 8th, 2022. Motion carried.

HEARING ON REZONING – GOLLNICK

Motion by Kenrick, second by Martin to open the hearing. Motion carried.

Leah Berg addressed the Planning and Zoning Board that this was the first step in the process of rezoning the property located along Stage Stop Road from AG (agricultural) to GI (general industrial) and then proceed to platting.

Attorney Talbot Wieczorek stated that he felt that at this time they could not rezone it general industrial. Under the amendment section of the ordinance it states that it cannot be in conflict with the Summerset City Comprehensive Plan. On the Comprehensive Plan the property in question is showing commercial. Wieczorek went on to state the procedure in which it would take to rezone the property.

Motion by Martin, second by Hirsch to close the hearing. Motion carried.

Motion by Kenrick, second by Martin to deny the request for rezoning from agricultural to general industrial. Motion carried.

ADJOURNMENT

Motion by Kenrick, second by Martin, to adjourn the meeting at 6:28 p.m. Motion carried.

Candace Sealey, Finance Officer

Brody Oldfield, Chairman

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COMMUNITY PLANNING & DEVELOPMENT SERVICES

City of Summerset

7055 Leisure Lane, Summerset, SD 57718

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APPLICATION FOR DEVELOPMENT REVIEW

REQUEST (please check all that apply)

- Annexation
- Comprehensive Plan Amendment
- Fence Height Exception
- Planned Development (Overlay)
 - Designation
 - Initial Plan Final Plan
 - Major Amendment
 - Minimal Amendment
- Subdivision
 - Layout Plan
 - Preliminary Plat
 - Final Plat
 - Minor Plat
- Rezoning
- Road Name Change

- Conditional Use Permit
 - Major Amendment
 - Minimal Amendment
- Vacation
 - Utility / Drainage Easement
 - R.O.W. / Section Line Highway
 - Access / Non-Access
 - Planting Screen Easement
- OTHER (specify) _____

LEGAL DESCRIPTION (Attach additional sheets as necessary)

EXISTING LOT N Revised in the

NW 1/4 of SE 1/4 of section 6, T24N, R7E, B.H.M., Meade County, South DAKOTA

PROPOSED 9 acre split from South East corner

LOCATION

Size of Site-Acres

9 acres

Square Footage

Proposed Zoning

Conditional

DESCRIPTION OF REQUEST:

Utilities: Private / Public

Water Black Hawk

Sewer Septic

APPLICANT

Name Mark & Francine Cropley

Phone (605) 981-0075

Address 574 Americas way PMB 15152

E-mail Francine.cropley@gmail.com

City, State, Zip Box ELDER, SD, 57719

Signature _____

Date _____

PROJECT PLANNER - AGENT

Name Mark & Francine Cropley

Phone (605) 981-0075

Address 574 Americas way PMB 15152

E-mail Francine.cropley@gmail.com

City, State, Zip Box ELDER, SD, 57719

Signature _____

Date _____

OWNER OF RECORD (if different from applicant)

Name _____

Phone _____

Address _____

E-mail _____

City, State, Zip _____

Property Owner Signature

Date

Property Owner Signature

Date

Signature

Date

Signature

Date

Print Name: _____

Print Name: _____

Title*: _____

Title*: _____

*required for Corporations, Partnerships, etc.

FOR STAFF USE ONLY

ZONING
Current
North
South
East
West
Planner
File No.
Comp Plan
Received By:

- Sewer Utility
- Fire Department
- Public Works
- Planning
- Building Inspector
- Engineering
- City Code Enforcement
- Police
- City Attorney
- BHP&L
- Finance Officer
- Register of Deeds
- County - Planning
- SD DOT
- SD DENR
- Auditor - Annexation
- Drainage
- Parks & Recreation

- Diamond D Water
- Black Hills Water
- Quaal Road District
- Other: _____
- Other: _____
- Other: _____
- Other: _____
-

Planning and Zoning Meeting Date: _____

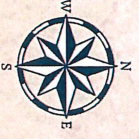
Commission Meeting Date: _____

Date Paid: _____

Payment Type: Cash Check Credit Card

CAMPSITE PLAN

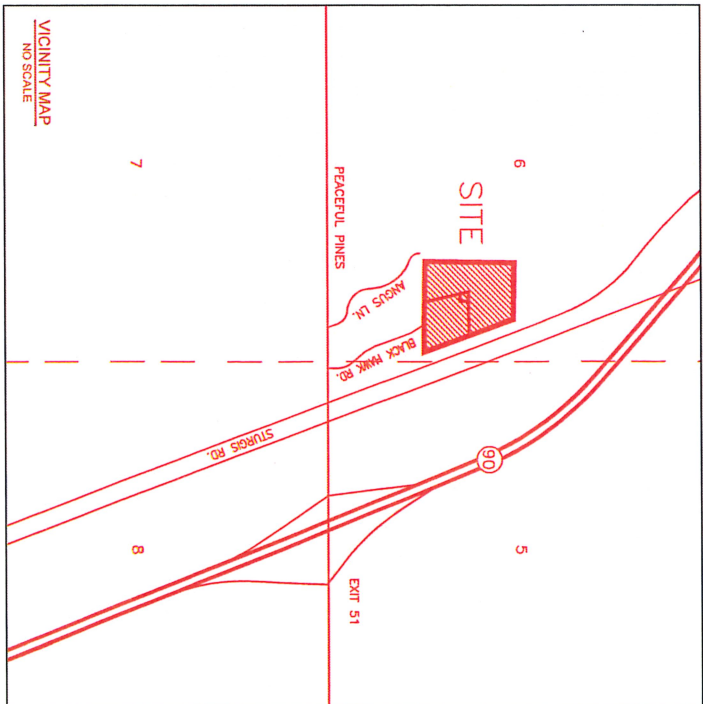
SCALE: 1/16"=1'-0"



- PHASE 1
- PHASE 2
- PHASE 3

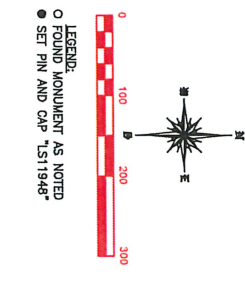


PRELIMINARY PLAT OF LOTS 1, 2 AND 3 OF COPLEY SUBDIVISION,
 BEING A SUBDIVISION OF LOT N REVISED IN THE NW/6, SE/4
 OF SECTION 6, T2N, R7E, BHM,
 MEADE COUNTY, SOUTH DAKOTA



OWNERS:
 SHAWN MARIE FISCHER
 13113 PLEASANT VALLEY RD.
 STURGIS, SD 57785
 1-805-361-8495

- NOTES:
1. TOTAL AREA THIS PLAT: 28.77 ACRES.
 2. TOTAL LOT AREA THIS PLAT: 28.77 ACRES.
 3. AVERAGE AREA PER LOT: 9.59 ACRES.
 4. THIS PLAT IS SUBJECT TO THE EASEMENTS AND RIGHTS OF ALL LOT LINES.
 5. UTILITY EASEMENT ON INTERIOR OF ALL LOT LINES.
 6. LOTS WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
 7. FLOOD DATA - THE SUBJECT PROPERTIES ARE NOT IN A LISTED FLOOD ZONE.



PREPARED BY:
ALL ASPECTS INC.
 444 SOUTH 14TH AVENUE
 SPOKANE, IDAHO 83402-2414
 PHONE: 208-325-2024
 FAX: 208-325-2024
 WWW.ALLASPECTSINC.COM

SHEET 1 OF 2

Peaceful Pines RV Park
7935 Captain Soelzer St
Black Hawk, SD 57718

Construction Phases Plan

The property will undergo four different phases of construction.

Phase 1

The first phase will be the construction of 15-16 full service sites including water, sewer, and electrical on all sites.

Phase 2

The second phase will be for the rehabilitation of the existing structure into an office and services facility including bathrooms and laundry facilities.

Phase 3

The third phase will be the construction of 30-35 full service sites including water, sewer, and electrical on all sites.

Phase 4

The final phase will be to asphalt the road in the park. We do ask the City of Summerset to allow two years of time to pass before asphaltting the road to allow for any defects in the road base to be addressed before asphaltting.

If you have any questions please reach out to us anytime.

Mark and Francine Cropley.
605-981-0075