

OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
REGULAR MEETING
NOVEMBER 14th, 2023 @ 6:00 P.M.

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

ROLL CALL: Brody Oldfield, Dustin Hirsch, Mike Martin, and Casey Kenrick were present. Absent: John Hough. Also present was the City Administrator.

CALL FOR CHANGES: Motion by Kenrick, second by Hirsch to approve the agenda of the meeting for November 14th, 2023. Motion carried.

CONSENT CALENDAR: Motion by Martin, second by Kenrick to approve the minutes of the regular meeting of October 24th, 2023. Motion carried.

MINOR PLAT – G. COLASARDO

Motion by Hirsch, second by Kenrick to open discussion. Motion carried.

City Administrator Lisa Schieffer presented the minor plat to the Board and stated that the same was within the city’s three-mile platting jurisdiction. This plat had originally come before the Board splitting the lot between two neighbors. After the process was completed, the neighbors wanted to have the lot line changed again to reflect more of a 2/3rds & 1/3rd split.

The Board had reviewed the same and had no further questions.

Motion by Martin, second by Kenrick to close discussion. Motion carried.

Motion by Kenrick, second by Martin to recommend approval of the minor plat of Garry Colasardo to the Board of Commissioners. Motion carried.

ADJOURNMENT

Motion by Hirsch, second by Martin to adjourn the meeting at 6:03 p.m. Motion carried.

Stephany Baumeister, Finance Officer

Brody Oldfield, Chairman

Published once _____ at a cost of \$_____.

COMMUNITY PLANNING & DEVELOPMENT SERVICES

City of Summerset
 12150 Siouxland Dr., Summerset, SD 57718
 Phone: (605) 718-9858 Fax: (605) 718-9883 Web: www.summerset.us

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) _____

RECEIVED


NOV 15 2023

BY: _____


LEGAL DESCRIPTION (Attach additional sheets as necessary)

EXISTING Tract 1 of Richardson Subdivision less Lot H1, less Lot H2 & less Lot H3 of Tract 1 of Richardson Subdivision. Located in Section 31, T3N, R7E, BHM, City of Summerset, Meade County, South Dakota		
PROPOSED Lots 1-6 & Dedicated Heather Lane Right-of-Way, New Leaf Subdivision		
LOCATION Section 31, T3N, R7E, BHM, City of Summerset, Meade County, South Dakota		
Size of Site-Acres 21.6	Square Footage 940,896	Proposed Zoning <u>N/A C-1</u>
DESCRIPTION OF REQUEST: Final Plat		Utilities: Private / Public
		Water BHWUD
		Sewer N/A

APPLICANT


Name New Leaf, LLC Phone 605-787-5187
 Address PO Box 742 / 7875 Black Hawk Road E-mail _____
 City, State, Zip Black Hawk, SD 57718 Signature 

PROJECT PLANNER - AGENT

Name Renner Associates, LLC Phone 605-721-7310
 Address 3231 Teewinot Dr E-mail eric@rennerassoc.com
 City, State, Zip Rapid City, SD 57703 Signature 

OWNER OF RECORD (if different from applicant)

Name _____ Phone _____
 Address _____ E-mail _____
 City, State, Zip _____

<u></u>	<u>11-10-23</u>	<u>_____</u>	<u>_____</u>
Property Owner Signature	Date	Property Owner Signature	Date
<u>Signature</u> Print Name: <u>Matthew Leon</u>	<u>Date</u>	<u>Signature</u> Print Name: _____	<u>Date</u>
Title*: <u>Member</u>	_____	Title*: _____	_____

*required for Corporations, Partnerships, etc.

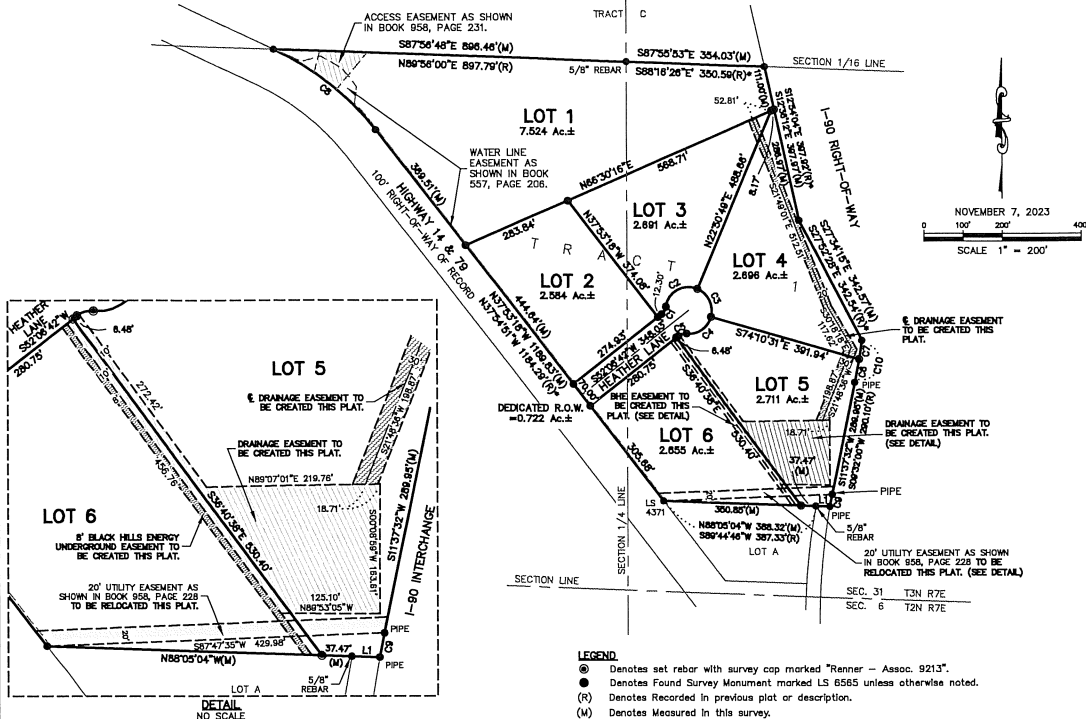
FOR STAFF USE ONLY

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

- | | | |
|--|---|--|
| <input type="checkbox"/> Sewer Utility | <input type="checkbox"/> BHP&L | <input type="checkbox"/> Diamond D Water |
| <input type="checkbox"/> Fire Department | <input type="checkbox"/> Finance Officer | <input type="checkbox"/> Black Hills Water |
| <input type="checkbox"/> Public Works | <input type="checkbox"/> Register of Deeds | <input type="checkbox"/> |
| <input type="checkbox"/> Planning | <input type="checkbox"/> County - Planning | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Building Inspector | <input type="checkbox"/> SD DOT | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Engineering | <input type="checkbox"/> SD DENR | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> City Code Enforcement | <input type="checkbox"/> Auditor - Annexation | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Police | <input type="checkbox"/> Drainage | |
| <input type="checkbox"/> City Attorney | <input type="checkbox"/> Parks & Recreation | |

Planning and Zoning Meeting Date: _____ Covenants filing fee? Yes No
 Commission Meeting Date: _____
 Date Paid: _____ Payment Type: Cash Check Credit Card

PLAT OF
LOTS 1-6 & DEDICATED HEATHER LANE RIGHT-OF-WAY, NEW LEAF SUBDIVISION
 (formerly Tract 1 of Richardson Subdivision less Lot H1, less Lot H2 & less Lot H3 of Tract 1 of Richardson Subdivision)
 LOCATED IN SECTION 31, T3N, R7E, BHM,
 CITY OF SUMMERSET, MEADE COUNTY, SOUTH DAKOTA



LINE	BEARING	DISTANCE
L1(M)	N88°11'22" W	35.57'
L1(R)	S89°44'48" W	35.59'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(M)	22.56'	30.00'	43°05'07"	N30°34'08" E	22.03'
C2(M)	108.91'	58.00'	103°49'15"	N69°58'12" E	92.87'
C3(M)	85.45'	58.00'	87°58'40"	S26°39'51" E	78.17'
C4(M)	81.73'	58.00'	78°22'20"	N55°30'39" E	75.35'
C5(M)	22.56'	30.00'	43°05'07"	N73°39'15" E	22.03'
C6(M)	80.13'	1780.00'	01°57'27"	S104°42'28" W	80.13'
C7(M)	47.78'	1780.00'	01°33'20"	S08°58'05" W	47.78'
C8(M)	331.88'	724.07'	28°18'10"	N51°31'23" W	329.08'
C9(R)	345.28'	724.07'	724.07'	S110°41'17" W	31.24'
C9(M)	31.25'	1582.50'	01°07'53"	S110°41'17" W	31.24'
C9(R)	31.55'	1582.50'	01°08'06"	S110°41'17" W	31.24'
C10(M)	107.91'	1780.00'	03°30'47"	S09°57'49" W	102.89'
C10(R)	108.05'	1780.00'	03°30'47"	S09°57'49" W	102.89'

CERTIFICATE OF OWNERSHIP
 I, the undersigned do hereby certify that I am the owner of the tract of land shown and described herein, that said land is free from any encumbrances, that I did authorize and do hereby approve the survey and within plat of said land for the purposes indicated herein. I further certify that the development of this land shall conform to all existing applicable zoning, subdivision, erosion and sediment control regulations.

Any land shown on the within plat as dedicated to public right-of-way is hereby dedicated to public use and public utility use as such forever, but such dedication shall not be construed to be a donation of the fee of such land.
 In witness whereof, I have set my hand and seal.
 OWNER: NEW LEAF, LLC.
 By: _____
 Matthew J. Leon, Member

ACKNOWLEDGEMENT OF OWNERSHIP
 State of South Dakota
 County of Pennington S.S.
 On the _____ day of _____, 20____ before me, a Notary Public, personally appeared Matthew J. Leon, Member of NEW LEAF, LLC, known to me to be the person described in the foregoing instrument and acknowledged to me that he signed the same.

NOTARY PUBLIC: _____
 My commission expires: _____

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 _____, 20____

 Planning Commission Member

CERTIFICATE OF DIRECTOR OF EQUALIZATION
 I, Director of Equalization of Meade County, South Dakota, do hereby certify that I have on record in my office a copy of the within described plat.
 Dated this _____ day of _____, 20____

 Meade County Director of Equalization

CERTIFICATE OF CITY FINANCE OFFICER
 I, Finance Officer of the City of Summerset, South Dakota, do hereby certify that the foregoing instrument is a true and correct copy of the resolution adopted by the City Commission of City of Summerset, South Dakota, at a meeting held on the _____ day of _____, 20____

 Finance Officer Date

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 within described lands are fully paid according to the records of my office.
 Dated this _____ day of _____, 20____

 Finance Officer

LEGEND
 (S) Denotes set rebar with survey cap marked "Renner - Assoc. 9213".
 (F) Denotes Found Survey Monument marked LS 6585 unless otherwise noted.
 (R) Denotes Recorded in previous plat or description.
 (M) Denotes Measured in this survey.
 (R*) Denotes Recorded in previous plat or description. Bearings are State Plane Coordinate System.

NOTES:
 Eight foot (8') utility and minor drainage easement is hereby granted on the interior of all lot lines, except where drainage easements exists. Removal or impediment to such an easement shall be the financial responsibility of the landowner.
 Major drainage easements shall be kept free of all obstructions, including fences, and that the major drainage easement provides the Summerset Public Works Department, or their designee(s) the rights of entry, construction, and maintenance in order to facilitate drainage through these easements.
 DUE TO THE PRESENCE OF GYPSUM IN THE SUBDIVISION, A GEOTECHNICAL INVESTIGATION WILL NEED TO BE COMPLETED AT BUILDING LOCATIONS AND ALL FOUNDATIONS, UNLESS DETERMINED OTHERWISE, SHALL BE DESIGNED BY A LICENSED GEOTECHNICAL ENGINEER.
BASIS OF BEARINGS:
 SOUTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83(2011), DISTANCES ARE GRID; SCALE FACTOR = 0.99994412 GRID TO GROUND. CONVERGENCE ANGLE OF -02°21'01" GRID TO GEODETIC NORTH.
FLOODPLAIN STATEMENT
 BASED ON THE FLOOD INSURANCE RATE MAP NUMBER 46093C1787F, EFFECTIVE DATE SEPTEMBER 16, 2011, INDICATES THE SUBJECT PROPERTY IS LISTED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.



CERTIFICATE OF SURVEYOR
 State of South Dakota
 County of Pennington S.S.
 I, Eric D. Howard, Registered Land Surveyor No. 9213 in the State of South Dakota, do hereby certify that at the request of the owners listed herein, I have surveyed the tract of land shown, and to the best of my knowledge and belief, the within plat is a representation of said survey. Easements or restrictions of miscellaneous record or private easements that are not known to me are not shown hereon.
 In witness whereof, I have hereunto set my hand and seal.

 Eric D. Howard, Registered Land Surveyor Date: _____

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 _____, 20____
 _____ Mayor _____ Date

APPROVAL BY HIGHWAY OR STREET AUTHORITY
 The location of the proposed access to the Highway or Street as shown herein is hereby approved. Any change in the location of the proposed access shall require additional approval.
 Dated this _____ day of _____, 20____

 Highway or Street Authority
 Department of Transportation

CERTIFICATE OF COUNTY TREASURER
 I, Treasurer of Meade County, South Dakota, do hereby certify that all taxes, which are liens upon the within described lands are fully paid according to the records in my office.
 Dated this _____ day of _____, 20____

 Meade County Treasurer

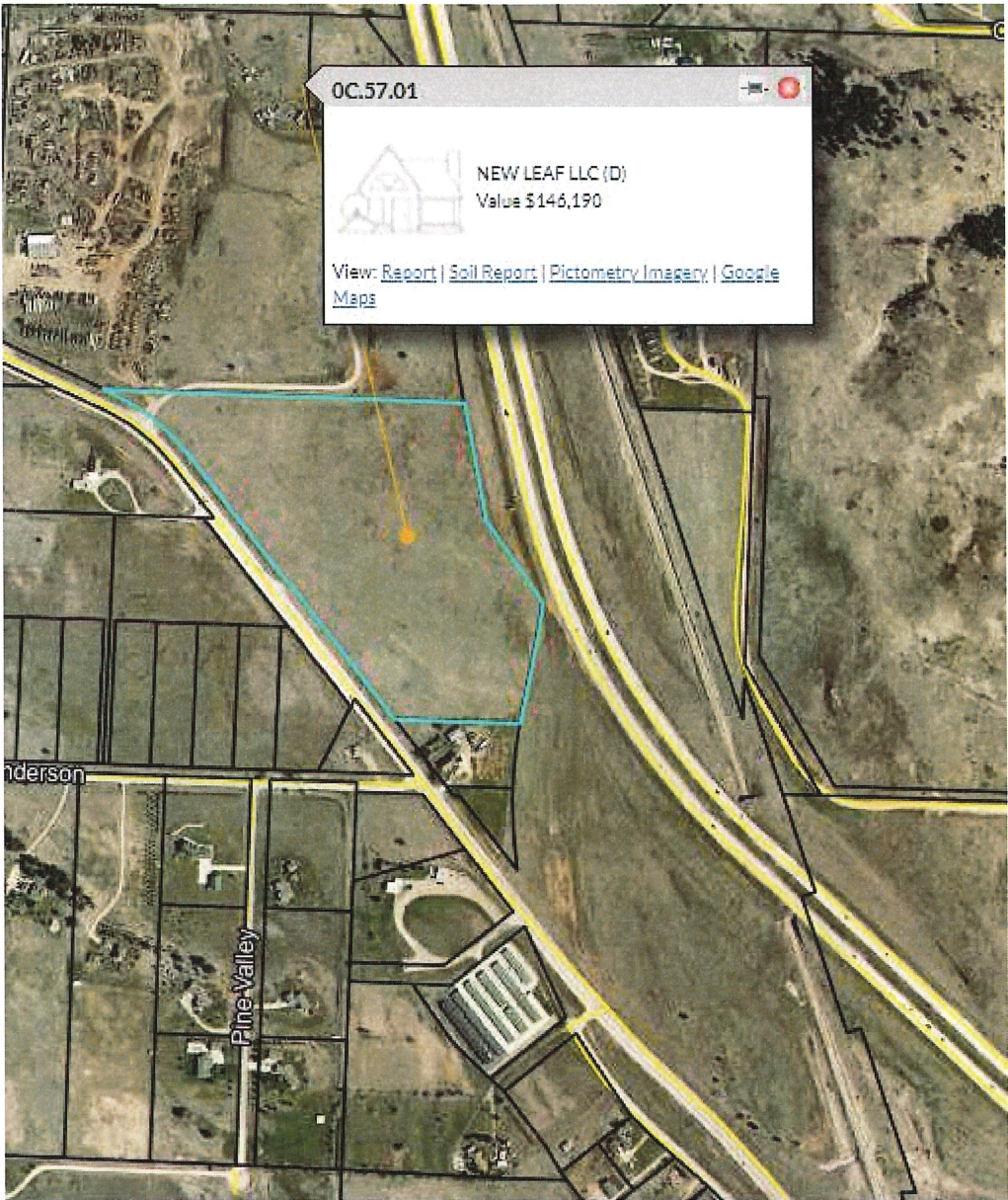
CERTIFICATE OF REGISTER OF DEEDS
 State of South Dakota S.S.

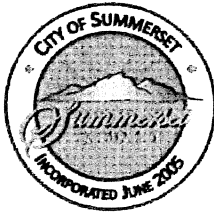
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NEW LEAF LLC (D)
Value \$146,190

[View: Report](#) | [Soil Report](#) | [Pictometry Imagery](#) | [Google Maps](#)





City of
SUMMERSET
A GREAT PLACE TO CALL HOME

FINAL REVIEW & ACCEPTANCE

DEVELOPER: Matt Leon
ADDRESS: 3975 Sturgis Rd, Rapid City, SD 57702
PROJECT: New Leaf Subdivision

On this Date, October 25, 2023, a final review of the project as constructed was made.

The Developer hereby certifies that the construction has been performed in accordance with the plans and adopted City specifications.

The undersigned City of Summerset does hereby agree that all construction and engineering work on the project is complete and does satisfy all terms of appropriate construction or engineering agreements.

City of Summerset and the Developer do hereby acknowledge that the two (2) year warranty period will begin on October 25, 2023.

The warranty shall be against defective workmanship or materials by the Contractor. The Contractor shall make all needed repairs to improvements at the direction, inspection, and approval of the Public Works Official. The Public Works Department is hereby authorized to make such repairs at the subdivider's expense if, within ten (10) days after the first-class mailing of a notice in writing to the subdivider, the subdivider neglects to make or undertake with due diligence to make the directed repairs. However, in the case of an emergency where, in the judgment of the Public Works Official, delay would cause serious loss or damage, repairs may be made immediately after the mailing of said notice and the subdivider shall pay the cost of such repairs.

(CITY OF SUMMERSET)

By: Melanie Tornes

Date: 11/29/23

(DEVELOPER)

By: Matt Leon

 11/29/23

WITNESSED BY:
HDR Engineering

 [Signature]
(CITY OF SUMMERSET ENGINEER)