

OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
REGULAR MEETING TUESDAY, MARCH
12th, 2024 @ 6:00 P.M.

The meeting was called to order by Vice-Chairman Dustin Hirsch at 6:00 p.m.

ROLL CALL: Dustin Hirsch, Mitchell Woldt, Brittni Bjorum and Casey Kenrick were present. Absent: Brody Oldfield. Also present was the City Administrator.

CALL FOR CHANGES: Motion by Kenrick, second by Woldt to approve the agenda of the meeting for March 12, 2024. Motion carried.

CONSENT CALENDAR: Motion by Kenrick, second by Bjorum to approve the minutes of the regular meeting of January 23rd, 2024. Motion carried.

TRAINING

Motion by Kenrick, second by Woldt, to open discussion. Motion carried. City Administrator Lisa Schieffer presented a training class covering the following items:

Minor Plat, Preliminary Plat, Final Plat, Rezoning, Annexation, Lay Out Plan, Variance, Conditional Use, and Three-mile Platting Jurisdiction

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

CHANGE MEETING DATE OF 04/09/2024 TO 04/08/2024.

Motion by Woldt, second by Bjorum to change the meeting date of 04/09/2024 (due to city wide municipal election) to Monday, April 8th at 6:00 p.m.

ADJOURNMENT

Motion by Bjorum, second by Woldt to adjourn the meeting at 7:11 p.m. Motion carried.

Stephany Baumeister, Finance Officer

Dustin Hirsch, Vice-Chairman

Published once _____ at a cost of \$ _____.



COMMUNITY PLANNING & DEVELOPMENT SERVICES

City of Summerset
7055 Leisure Lane, Summerset, SD 57718

Phone: (605) 718-9858 Fax: (605) 718-9883 Web: www.summerset.us

MINOR PLAT

The filing fee for a Minor Plat application is \$250.00.

Resolution and plat recording fee of \$90.00 must also accompany Minor Plat Application. Actual review costs exceeding the minimum plat fees will be charged to the applicant prior to approval of the City Commission. Covenants being recorded with the plat will be charged a recording fee as per Meade County.

Information and submission requirements follow:

1. The purpose of a Minor Plat is to allow, without being subject to the requirements of a Preliminary Plat Review: consolidation of up to three (3) previously platted parcels of land; the adjustment of common lot line between up to three (3) previously platted parcels of land; or the resubdivision of a previously platted parcel into three (3) or fewer lots.
2. No lot created by a Minor Plat shall be included in another subdivision plat for a period of two (2) years from the Register of Deeds filing date of the Minor Plat.
3. Minor Plats shall not be allowed if extension of community water, city sanitary sewer, drainage facilities, or public streets would be required if the Minor Plat is approved.
4. Applicant shall submit a complete Minor Plat application (below) including non-refundable fee more than **three (3) weeks** before a regular meeting of the Planning Commission and shall submit copies as follows:

(1) Copies of Minor Plat Application and Minor Plat, prepared by a registered land surveyor, (on fifteen by twenty-six inch (15" x 26") paper)

(1) Electronic copy of Minor Plat(submitted by disk, e-mail or other approved electronic media)

(1) Copy of Minor Plat on 8 1/2" x 11 paper

Minor Plat shall include the following:

Plat title, centered at the top of the page, consisting of the proposed name of the subdivision and a description of the land being subdivided. This should include former description if applicable.

A scaled map of the proposed subdivision showing the location, dimension and area of the subdivision, lot(s), street(s) and dedicated boundaries. Include subdivisions, lots, and streets of adjoining subdivisions.

A north arrow, scale, creation date, preparer name, and address legend.

The location, width, and purpose of all easements and reserve strips.

The location and dimension of lands to be dedicated or reserved for streets, parks, open space, and other public use. **N/A**

The lot and (if needed) block number that clearly identifies each parcel of land.

A floodplain note addressing if any FEMA-defined Flood Hazard Area is present in the subdivision.

A note (if there are any major drainage easements shown on the plat) stating that "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." **NONE**

A note stating "An eight foot (8') utility easement is hereby granted on the interior of all lot lines. Removal or modification of any obstruction or impediment to such an easement shall be the financial responsibility of the landowner."

All certifications and signature lines that are required on the Final Plat (see Subdivision Ordinance 115, Section 4, Paragraph D, for required certifications and signatures).

City of Summerset Ordinance #115 Subdivision Regulations can be found online at:

http://www.summerset.us/City_Ordinances.html

The City of Summerset has adopted the current Rapid City Infrastructure Design Criteria Manual, the Rapid City Stormwater Quality Manual and the Standards and Specifications for Public Works Construction for Rapid City.



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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 <u>LOT 1 OF RAND B SUBD. AND THE NW 1/4 SE 1/4 SW 1/4 SE 1/4 OF SECTION 2, T2N, R6E, BHM, MEADE COUNTY, SD</u>		
PROPOSED <u>LOT 1 R OF THE RAND B SUBDIVISION</u>		
LOCATION <u>7508 JUNCO LANE, BLACK HAWK, SD</u>		
Size of Site-Acres <u>5.05 +/-</u>	Square Footage <u>220,050 +/-</u>	Proposed Zoning <u>N/A</u>
DESCRIPTION OF REQUEST: <u>CONSOLIDATE 2 LOTS/PARCELS INTO A SINGLE LOT</u>		Utilities: Private / Public
		Water <u>COMMUNITY</u>
		Sewer <u>PRIVATE</u>

APPLICANT

Name JOHN ZOGORSKI Phone 605-390-2640
 Address 7508 JUNCO LANE E-mail jz.fishsd@gmail.com
 City, State, Zip BLACK HAWK, SD 57718 Signature John S. Zogorski 3/8/2024 Date

PROJECT PLANNER - AGENT

Name ADVANCED DESIGN Phone 605-791-5866
 Address 18 E KANSAS CITY ST E-mail janelle@adesinc.com
 City, State, Zip RAPID CITY, SD 57101 Signature [Signature] 3-8-24 Date

OWNER OF RECORD (If different from applicant)

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

John S. Zogorski 3-8-2024
 Property Owner Signature Date

Signature _____ Date _____
 Print Name: _____
 Title*: _____

*required for Corporations, Partnerships, etc.

FOR STAFF USE ONLY

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

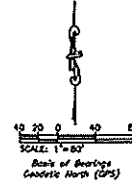
- Sewer Utility
- Fire Department
- Public Works
- Planning
- Building Inspector
- Engineering
- City Code Enforcement
- Police
- City Attorney
- BHP&L
- Finance Officer
- Register of Deeds
- County - Planning
- SD DOT
- SD DENR
- Auditor - Annexation
- Drainage
- Parks & Recreation
- Diamond D Water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

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

Plat of Lot 1R of The R and B Subdivision
 (formerly Lot 1 of The R and B Subdivision and the NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2, T2N, R6E, BHM)
 located in the SE $\frac{1}{4}$ of Section 2, T2N, R6E, BHM, Meade County, South Dakota

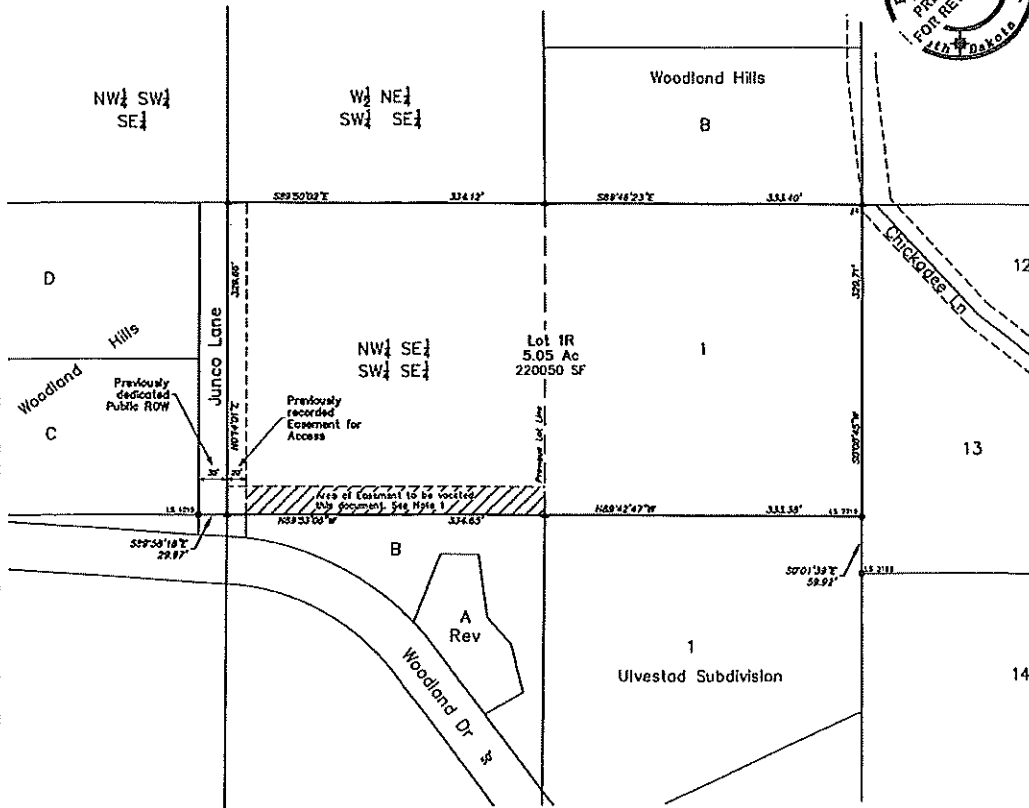
NOTES:

- ① This portion of the previously recorded ingress, egress and utility easement Misc Doc Bk 324, Pg 517 is vacated this document.
- ② The plat of Lot 1 of R and B Subdivision purports to utilize Geodetic North as the Basis of Bearings. Current retracement shows these bearings to be off four degrees. The boundaries as retraced match the previous adjoining plats.
- ③ See Bk 324, Pg 487 for restrictions and covenants.
- ④ Utility & Minor Drainage Easements: An Eight foot (8') wide utility and minor drainage easement on the interior side of all lot lines per Plat Book 28, Page 44.
- ⑤ Subject property lies in Zone D "Areas of undetermined flood hazard" FIRM Panel 46093C 1800F, Effective Date 9/16/2011.
- ⑥ All Major Drainage Easements shown hereon shall be kept free of all obstructions including, but not limited to, buildings, walls, fences, hedges, trees and shrubs. These easements grant to of public authorities the right to construct, operate, maintain, inspect and repair such improvements and structures as it deems necessary to facilitate drainage from any source.



LEGEND

- Found Rebar/Tag (LS # as noted)
 - ▲ Found #5 Rebar (or size noted)
- Building Envelopes:**
 25' Front, Rear
 8' Sides
 Except for existing, legal non-conforming structures



Plat of Lot 1R of The R and B Subdivision
 (formerly Lot 1 of The R and B Subdivision and the NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2, T2N, R6E, BHM)
 located in the SE $\frac{1}{4}$ of Section 2, T2N, R6E, BHM, Meade County, South Dakota

CERTIFICATE OF SURVEYOR
 State of South Dakota County of Pennington §

I, Ronald W. Fisk, Registered Land Surveyor No. 6565 in the State of South Dakota, do hereby certify that of the result of the survey herein, I have surveyed and plotted the property shown and described herein. I have marked upon the ground the boundaries in the manner shown and that the plot is true and correct to the best of my knowledge, information and belief, save and except as hereinafter stated. I have not been furnished with any records or field notes or other documents that are not shown to me and are not shown. IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Dated this _____ day of _____, 20____.

Registered Land Surveyor No. 6565
 Ronald W. Fisk



CERTIFICATE AND ACKNOWLEDGEMENT OF OWNERSHIP
 State of South Dakota County of Meade §

I, John S. Zepf, do hereby certify that I am the owner of the land shown and described herein, and that I did authorize and do hereby agree for the survey and with this plat. Further, I certify that development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

John S. Zepf - Owner

On this _____ day of _____, 20____, before me, a Notary Public, personally appeared John S. Zepf, known to me to be the person who executed the foregoing Owner's Certificate and acknowledged to me that he executed the same for purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public _____

My Commission Expires _____

CERTIFICATE OF HIGHWAY OR STREET AUTHORITY
 State of South Dakota County of Meade §

The location of the proposed access road 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____. _____ Road District

CITY FINANCE OFFICER
 State of South Dakota County of Meade §

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

Dated this _____ day of _____, 20____.

Summerset City Finance Officer

CERTIFICATE OF DIRECTOR OF EQUALIZATION
 State of South Dakota County of Meade §

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 COUNTY TREASURER
 State of South Dakota County of Meade §

I, Treasurer of Meade County, do hereby certify that all taxes which are due upon any land included within such plat, as shown by the records of law or this office, have been fully paid.

Dated this _____ day of _____, 20____.

Meade County Treasurer

CERTIFICATE OF PLANNING COMMISSION
 State of South Dakota County of Meade §

The City of Summerset Planning and Zoning Commission hereby 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 _____ Date _____

RESOLUTION OF CITY COMMISSION
 State of South Dakota County of Meade §

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

- (1) The system of streets and lots therein conforms to the system of streets of the existing plat of the city;
- (2) All the provisions of the City Subdivision Regulations have been complied with;
- (3) All taxes and special assessments upon the Tract or Subdivision have been fully paid; and
- (4) Any such plat and the survey thereon 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 of the City of Summerset _____ Date _____

CITY FINANCE OFFICER
 State of South Dakota County of Meade §

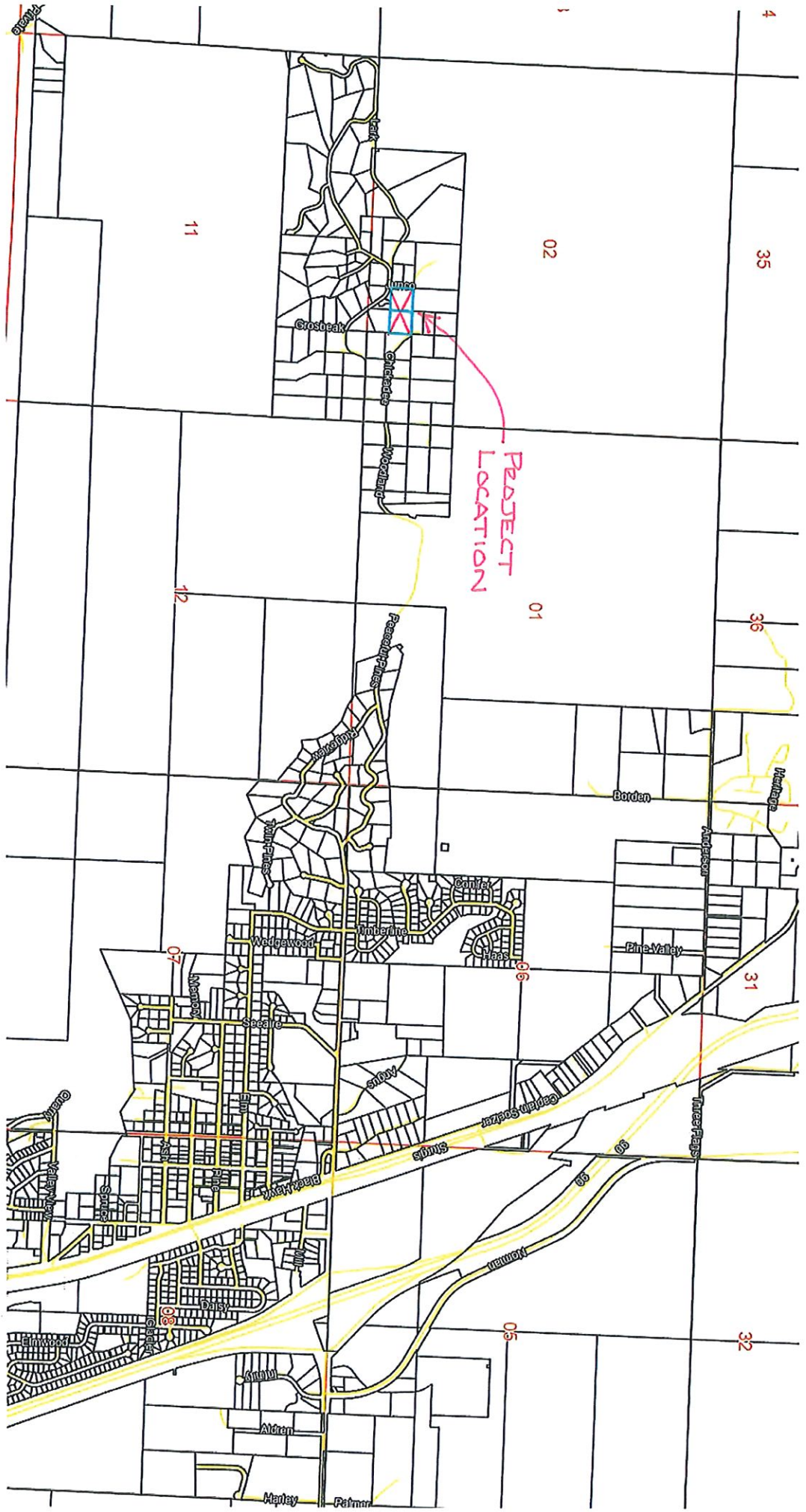
I, Finance Officer of the City of Summerset, South Dakota, do hereby certify that the foregoing instrument is a true and correct copy of the resolution adopted by the City Commission of the City of Summerset, South Dakota at a meeting held on the _____ day of _____, 20____.

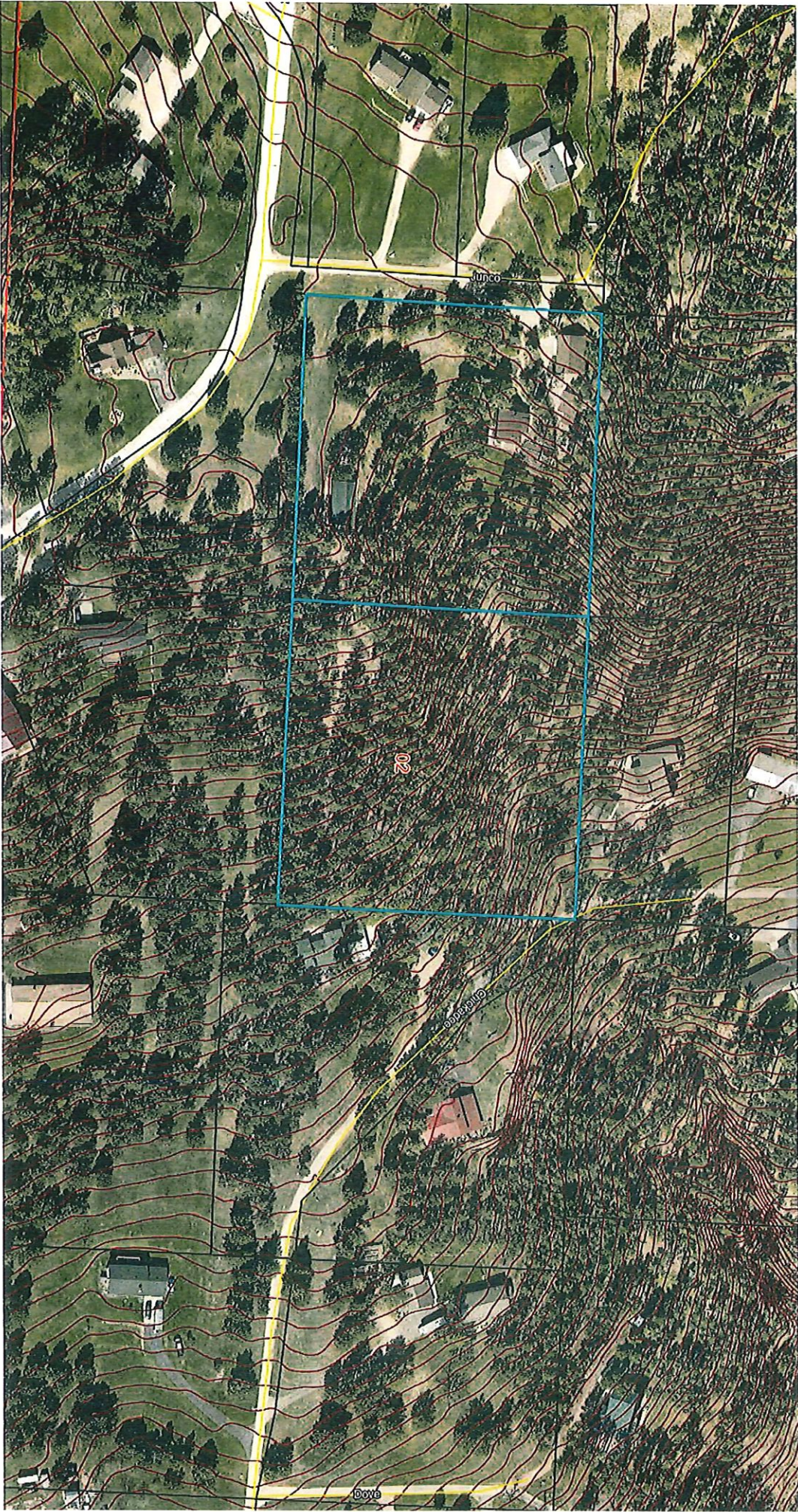
Summerset City Finance Officer

CERTIFICATE OF THE REGISTER OF DEEDS
 State of South Dakota County of Meade §

Meade County Register of Deeds







National Flood Hazard Layer FIRMette



103°21'52"W 44°9'35"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

	Without Base Flood Elevation (BFE) Zone A, V, AE9 With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway

	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Areas with Reduced Flood Risk due to Levee. See Notes, Zone X
	Areas with Flood Risk due to Levee Zone D

	Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature

	Digital Data Available
	No Digital Data Available
	Unmapped

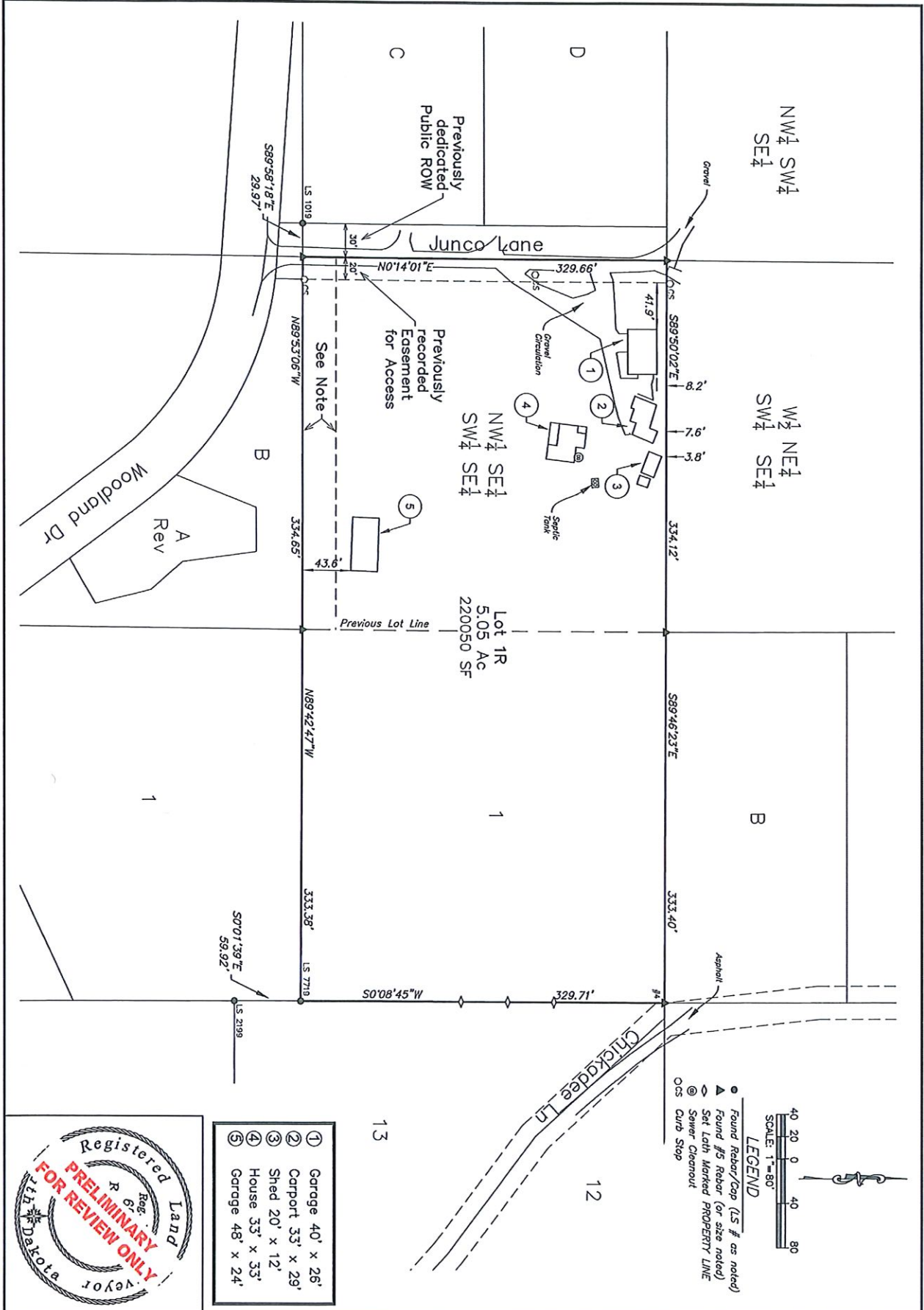
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps. If it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/14/2024 at 3:02 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRMI panel number, and FIRMI effective date. Map images for unmapped and unmoderated areas cannot be used for regulatory purposes.



Site Map

Registered Land
 PRELIMINARY FOR REVIEW ONLY
 South Dakota Surveyor

ADVANCED DESIGN
 Engineering & Surveying, Inc.
 18 E Kansas City St, Suite 3
 Rapid City, SD 57701
 605.791.5066 | info@adc.com

SHEET NO. 1 of 1

Lot Line Adjustment/Consolidation
 Proposed Lot 1R of The R and B Subdivision
 Meade County, South Dakota

REVISIONS:	February 22, 2024
Internal Job No:	24-1511
Surveyed By:	CDD
Drawn By:	RWF
Scale:	11" X 17" PLAN SET



03-19-2024

Plat Review

Plat of Lot 1R of The R & B Subdivision

Formerly Lot 1 of The R & B Subdivision and the NW1/4 SE1/4 SW1/4 SE1/4 of Section 2, T2N, R6E, BHM)

General Information:

Parcel Acreage 5.05 acres

Location Meade County

Date of Application 3-8-24

Reviewed By: **Lindsay Shagla, HDR Engineering, Inc.**

Purpose: Combine 2 lots to 1 lot.

Access and Utilities: Access and utilities will remain the same, will be vacating existing access and utility easement.

Fire Protection: By Black Hawk Volunteer Fire Department.

Drainage: Drainage will remain the same.

Final Plat Review:

Bearings and distances close.

Need to provide documentation from utility companies that no utilities are in the easement to be vacated.

Suggest changing bearing and distance text to a more legible font.

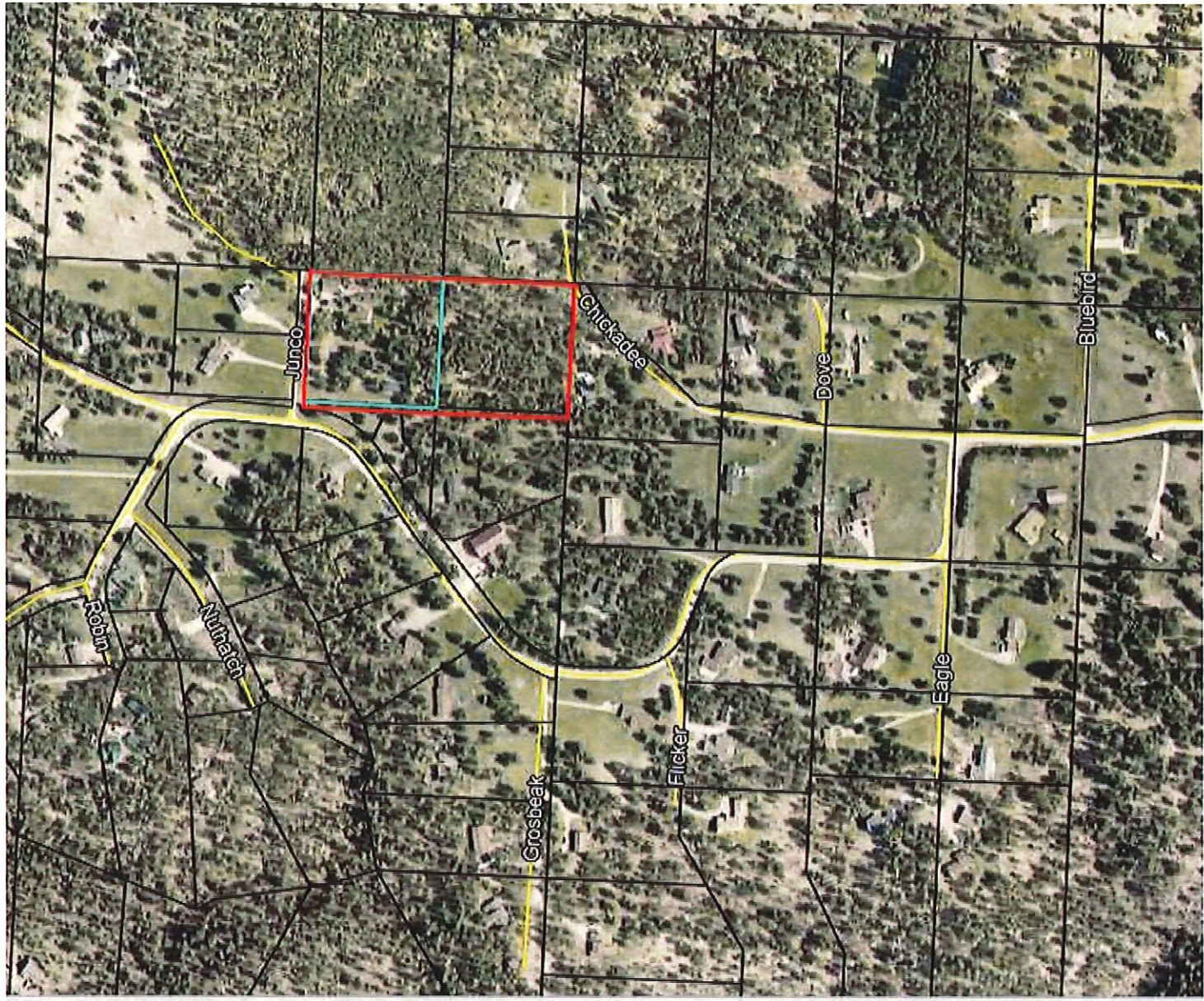
Lisa Schieffer

From: Tonya Vig <tonya.vig@meadecounty.org>
Sent: Thursday, March 21, 2024 9:11 AM
To: Janelle Finck; Lisa Schieffer
Cc: John Zogorski
Subject: RE: Minor Plat

Lisa,

Since Janelle Finck is making the statement *"Lot 1 has remained undeveloped there are no utilities serving that lot"* I have no further comments joining the two lots into one.

Tonya Vig, CFM
Planning Director
Meade County
1300 Sherman St, Ste 222
Sturgis SD 57785
O- 605.347.3818
meadecounty.org



Alternate ID n/a
Class NACS
Acreage n/a

Owner Address ZOGORSKI, JOHN S
PO BOX 153
BLACK HAWK SD 57718

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

RECEIVED
 FEB 20 2024

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
- Variance
- 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		
PINE HILLS SUBD TRACT 1B		
PROPOSED		
LOCATION WALDAN LN		
Size of Site—Acres 2.043	Square Footage	Proposed Zoning N/A
DESCRIPTION OF REQUEST: Exception to Ordinance 155.256 (B)(1) Drainage and Surfacing		Utilities: <u>Private</u> / Public
HARDSHIP: Access through road district with existing gravel road.		Water
		Sewer

APPLICANT

Name BOOM CONSTRUCTION, INC. Phone 605-381-5707
 Address 22370 152ND PLACE E-mail DAENE@BOOMINC.NET
 City, State, Zip BOX ELDER, SD 57719

PROJECT PLANNER - AGENT

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

OWNER OF RECORD (If different from applicant)

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

DAENE
 Property Owner Signature

2/19/24
 Date

Property Owner Signature

Date

Signature

Date

Print Name: Daene Boomsma

Title*: CEO

*required for Corporations, Partnerships, etc.

Signature

Date

Print Name: _____

Title*: _____

FOR STAFF USE ONLY

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

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

Board of Adjustments Meeting Date: _____
 Date Paid: _____

§ 155.256 MINIMUM REQUIREMENTS.

(A) *Standards.*

(1) Each off-street parking space shall be an area of not less than 171 square feet, exclusive of access or maneuvering area, ramps, and other appurtenances as per the following standards.

<i>Required Minimum Off-street Parking Dimensions</i>				
<i>Parking Angle (Degrees)</i>	<i>Stall Length (Feet)</i>	<i>Stall Width (Feet)</i>	<i>Aisle Width, One-Way (Feet)</i>	<i>Aisle Width, Two-Way (Feet)</i>
90	19	9	25	25
60	19	9	18.5	20
45	19	9	13.5	20
30	19	9	1	20
0 (parallel)	21	9	12	20

(2) Off-street parking facilities shall be located on the site on which the use or structure for which they are provided is located except as otherwise permitted under a special plan for location or sharing of facilities.

(B) *Maintenance.* Off-street parking facilities shall be constructed, maintained, and operated in accordance with the following specifications.

(1) *Drainage and surfacing.* They shall be properly graded for drainage, surfaced with concrete or asphalt, and maintained in good condition, free of weeds, dust, trash, and debris.

(2) *Protective barriers.* They shall be provided with barriers of such dimensions those occupants of adjacent structures are not unreasonably disturbed, either by day or night, by the movement of vehicles.

(3) *Outdoor lighting.* When provided, outdoor light shall comply with §§ 155.195 through 155.204.

(4) *Entrances and exits.* They shall be provided with designated entrances and exits so located as to minimize traffic congestion.

(5) *Prohibition of other uses.* They shall not be used for the sale, storage, repair, or dismantling of any vehicles, equipment, materials, or supplies.

(6) *Permanent barrier.*

(a) In the event they are designed such that the facility abuts a public sidewalk and vehicle parking is diagonal or perpendicular to the sidewalk, a permanent barrier shall be installed three feet from the interior edge of the sidewalk to prevent vehicle encroachment over the sidewalk.

(b) If the facility abuts and faces a street and there is no sidewalk, permanent barriers shall be installed seven feet from the curb to provide for a pedestrian way and to prevent vehicle encroachment.

(7) *Compliance.* All parking facilities shall comply with § 155.182.

(8) *Parking space design.* In residential districts, parking spaces accessed by local roads and required by this chapter shall be located and designed with a minimum of 23 feet or sufficient depth

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- OTHER (specify) _____

LEGAL DESCRIPTION (Attach additional sheets as necessary)

EXISTING		
PINE HILLS SUBD TRACT 1B		
PROPOSED		
LOCATION WALDAN LN		
Size of Site--Acres 2.043	Square Footage	Proposed Zoning N/A
DESCRIPTION OF REQUEST: Exception to Ordinance 53.007 - Private wastewater disposal systems		Utilities: <u>Private</u> / Public
HARDSHIP: Public sewer system not available.		Water
		Sewer

APPLICANT

Name BOOM CONSTRUCTION, INC. Phone 605-381-5707
 Address 22370 152ND PLACE E-mail DAENE@BOOMINC.NET
 City, State, Zip BOX ELDER, SD 57719

PROJECT PLANNER - AGENT

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

OWNER OF RECORD (if different from applicant)

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

DAENE 2/14/24
 Property Owner Signature Date Property Owner Signature Date

Signature Date Signature Date
 Print Name: Daene Boomsma
 Title*: CEO

*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
-
- Other: _____
- Other: _____
- Other: _____
-

Board of Adjustments Meeting Date: _____
 Date Paid: _____

§ 53.007 PRIVATE WASTEWATER DISPOSAL SYSTEMS AND THE LIKE PROHIBITED.

Except as hereinafter provided, it shall be unlawful to construct or maintain any privy, privy vault, cesspool, or other facility intended or used for the disposal of wastewater. Private wastewater disposal systems may be permitted upon recommendation of the Planning and Zoning Board and approval of the Board of Commissioners.

(Ord. 30, passed 8-21-2008)

NOTICE OF PUBLIC HEARING

NOTICE OF HEARING APPLICATION FOR VARIANCES BEFORE THE CITY OF SUMMERSET BOARD OF ADJUSTMENTS

Notice is hereby given that the following petitioner has applied to the City of Summerset Board of Adjustments under the provisions of the City of Summerset Zoning Ordinance as follows:

Applicant: BOOM CONSTRUCTION, INC.

Legal Description:

Pine Hills Subdivision Tract 1B, located in Section 36, Township 3 North, Range 6 East, Black Hills Meridian, City of Summerset, Meade County, SD

Variance:

Variance request for ordinance 155.256(B)(1) Drainage and Surfacing. Would like access through road district with existing gravel road into lot.

Variance request for ordinance 53.007 – Private wastewater disposal system. Would like to put septic on lot.

Notice is further given that said applications will be heard and considered by the City of Summerset Planning & Zoning Board at Summerset City Hall, 7055 Leisure Lane, Summerset, SD 57718 at 6:00 p.m. on the 26th day of March 2024. At that time, any person, persons, or their attorney who are interested in the approval or rejection of said application may appear and be heard at said scheduled public hearing.

Dated this 4th day of March, 2024.

City of Summerset

Published once _____, at an approximate cost of \$ _____.

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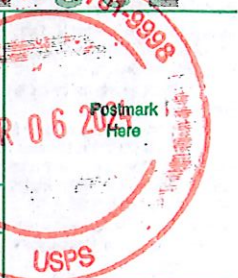
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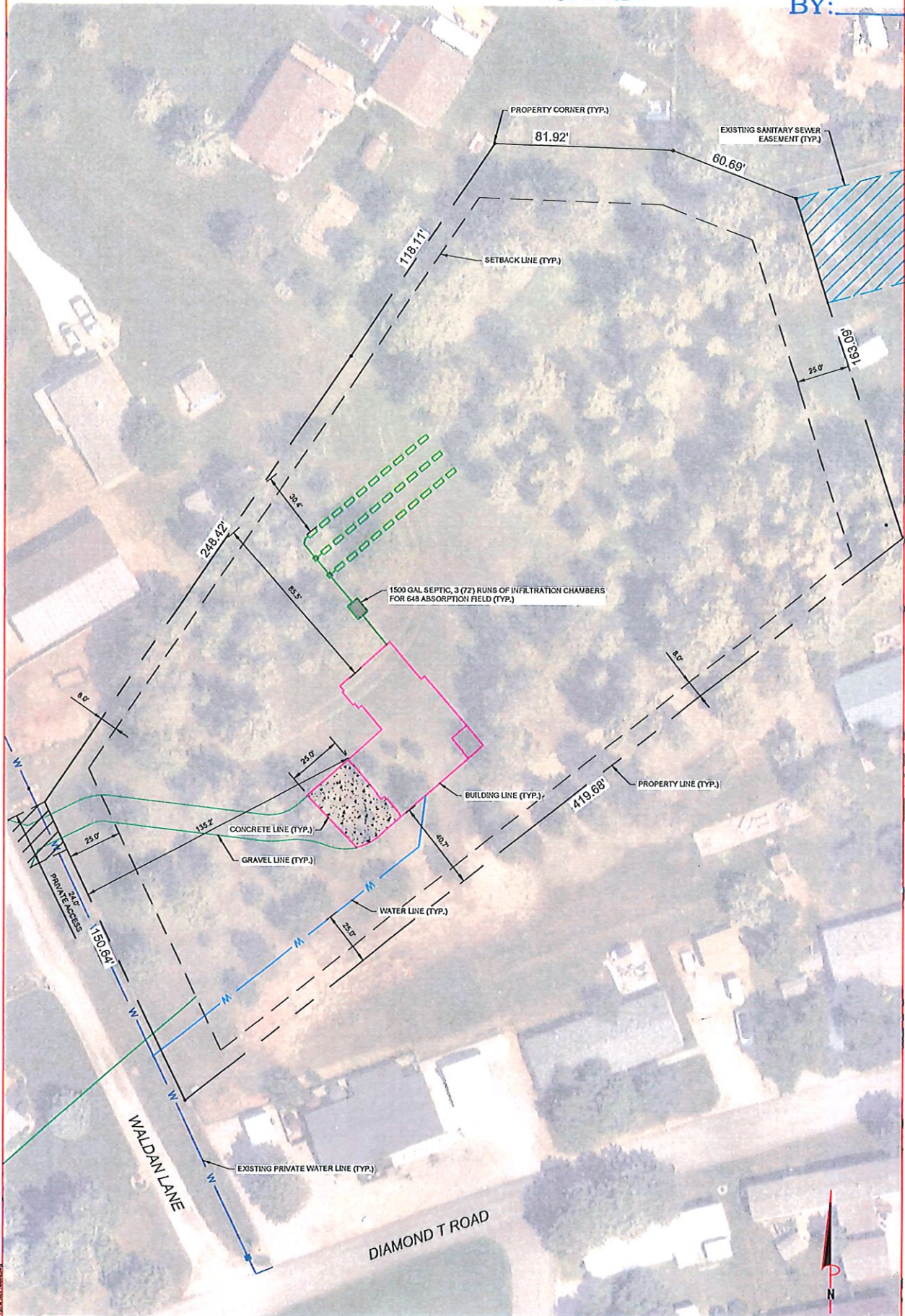
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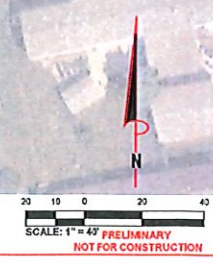
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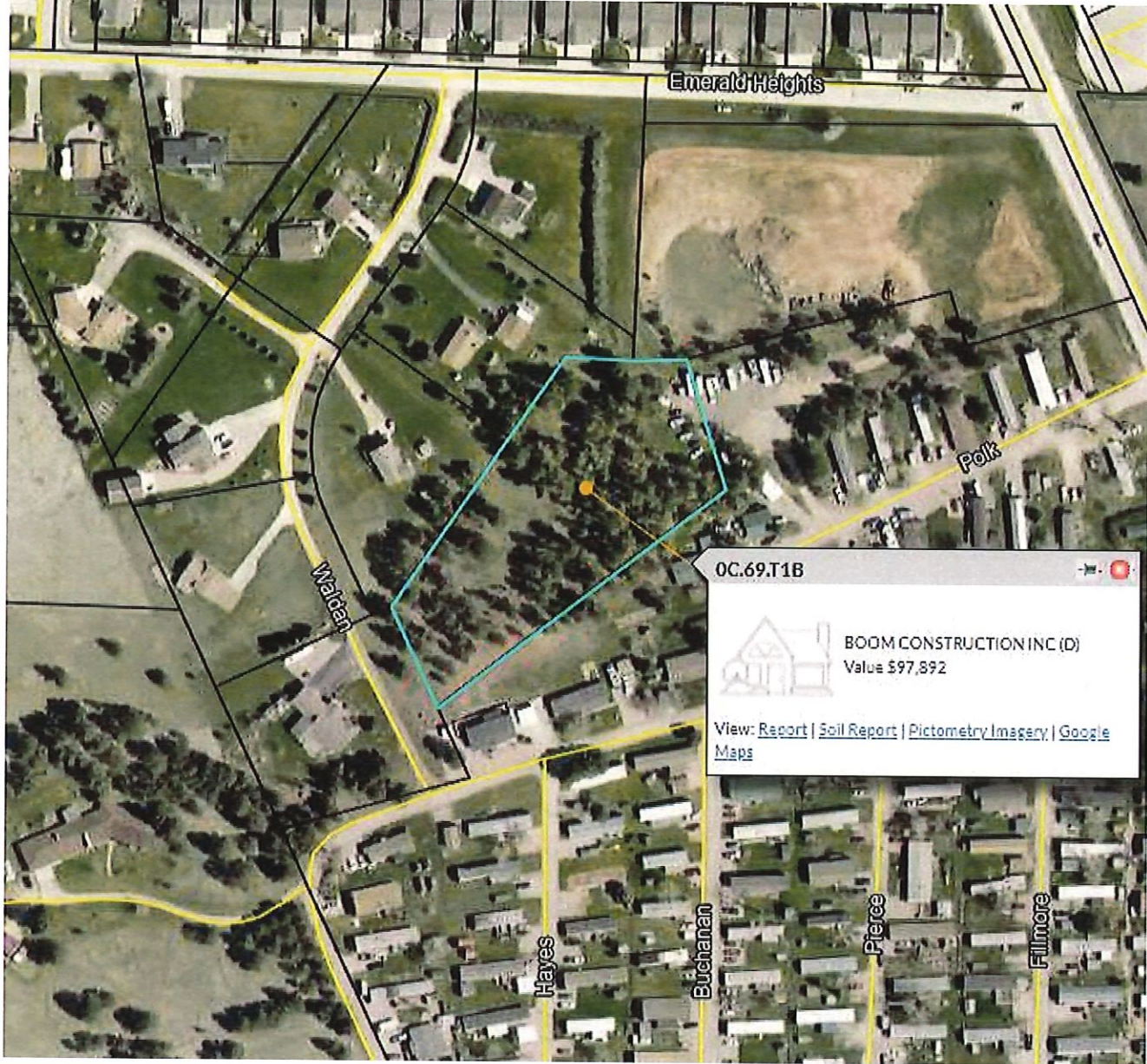


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