

**OFFICIAL MINUTES  
SUMMERSET PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
7055 LEISURE LANE  
DECEMBER 14, 2021 @ 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, Casey Kenrick and John Hough present. Also, present was the City Administrator.

**CALL FOR CHANGES:** Motion by Kenrick, second by Hirsch to approve the agenda of the meeting for December 14th, 2021. Motion carried.

**CONSENT CALENDAR:** Motion by Martin, second by Kenrick to approve the minutes of the regular meeting of November 9th, 2021. Motion carried.

**MINOR PLAT – BURGNER**

Lot 1 Revised of Block 5 and Lot 228 Revised of Sun Valley Estates. Formerly Lot 1 of Block 5 and Lot 228 of Sun Valley Estates. Located in the NE1/4SW1/4 and NW1/4SE1/4 of Section 14, Township 3 North, Range 6 East, Black Hills Meridian, City of Summerset, Meade County SD.

Motion by Hough, second by Martin, to recommend approval to the Board of Commissioners. Motion carried.

**HEARING FOR VARIANCE – RDR INVESTMENTS LLLP**

Lot 4 of Block 5 Summerset USA, located in the NE1/4 of the SW1/4 and the SE1/4 of the NW1/4, and in the NW1/4 of the SE1/4, Section 25, Township 3 North, Range 6 East, Black Hills Meridian, City of Summerset, Meade County, SD – Asking for sidewalk variances along Democracy Lane (both sides) and Sturgis Road (both sides).

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

Kale McNaboe, Engineer for Longbranch, discussed with the Board what the intent was of the variance for no sidewalks along Sturgis Road and addressed that in the future phases Democracy Lane would have sidewalk, but not at this time.

Consultant for the City of Summerset George Mandas gave a brief history on the pathway that the City intended to have along Sturgis Road down to the school for safety of its citizens. Mandas suggested that the owners RDR Investments LLLP and the City get together and work out a developer's agreement so that in the future a sidewalk would be put in on the property.

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

Motion by Kenrick, second by Hirsch, to deny the variance. Motion carried.

**HEARING FOR REZONING – JUSTIN RUDLAND**

Lots 1-10 Of Summerset Meadows, Formerly Tract 2 of Richardson Subdivision, Except Lot H1 and Except Tract Well located in the SE1/4SW1/4 of Section 31, Township 3 North, Range 7 East,

Black Hills Meridian, City of Summerset, Meade County, SD – from PD Planned Development to R-1 Single Family Residential.

Motion by Kenrick, second by Hough, to open the public hearing. Motion carried. Justin Rudland and Shanon Vasknetz from Baseline Surveying were on hand to answer any questions.

Citizens expressed their concern of more traffic on Anderson Road, additional driveways, and if the ordinance allowed septic systems on the property. \*It was noted that those items would be discussed in further detail during the preliminary plat.

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

Motion by Martin, second by Kenrick, to approve the rezoning classification and recommend the same to the Board of Commissions. Motion carried.

#### **PRELIMINARY PLAT – JUSTIN RUDLAND**

Shanon Vasknetz of Baseline Surveying did an overview on the 10 lots and stated that they would be able to have septic systems on the same. Vasknetz addressed the comments from HDR regarding getting permission from Meade County on the driveways on Anderson Road and the South Dakota Department of Transportation for access on Sturgis Road, along with indicating the location of the existing water main and service line locations. All items would need to be done before a Final Plat would be reviewed by the City.

Motion by Kenrick, second by Hough, to approve the preliminary plat contingent upon HDR's comments being completed before review of the Final Plat. Motion carried.

#### **ADJOURNMENT**

Motion by Hirsch, second by Hough, to adjourn the meeting at 6:32 p.m. Motion carried.

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Candace Sealey, Finance Officer

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Brody Oldfield, Chairman

Published once December 18, 2021 at a cost of \$84.54.



# 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

# 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  
☐ Infrastructure Development Plan  
☒ 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 D, Bk 9 of Summerset Subdivision, Sec. 36, T3N, R6E, BHM, City of Summerset, Meade Co. SD	
PROPOSED	Same as above.	
LOCATION		
Size of Site—Acres	.51	Square Footage
Proposed Zoning	C1 Gen. Commercial	
DESCRIPTION OF REQUEST:	Proposed future commercial bldg site	Utilities: Private / Public
		Water Black Hawk none currently
		Sewer +16/d

## APPLICANT

Name City of Summerset Phone (605) 718 9858  
Address 7055 Leisure Lane E-mail cityinfo@summerset.us  
City, State, Zip Summerset SD 57718 Signature [Signature] Date 12-22-21

## PROJECT PLANNER - AGENT

Name \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_ E-mail \_\_\_\_\_  
City, State, Zip \_\_\_\_\_ Signature \_\_\_\_\_

## OWNER OF RECORD (If different from applicant)

Name City of Summerset Phone (605) 718-9858  
Address 7055 Leisure Lane E-mail cityinfo@summerset.us  
City, State, Zip Summerset SD 57718

Property Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

Melanie Torno 12-17-21

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name: Melanie Torno

Title\*: Mayor

\*required for Corporations, Partnerships, etc.

Property Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name: \_\_\_\_\_

Title\*: \_\_\_\_\_

## FOR STAFF USE ONLY

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

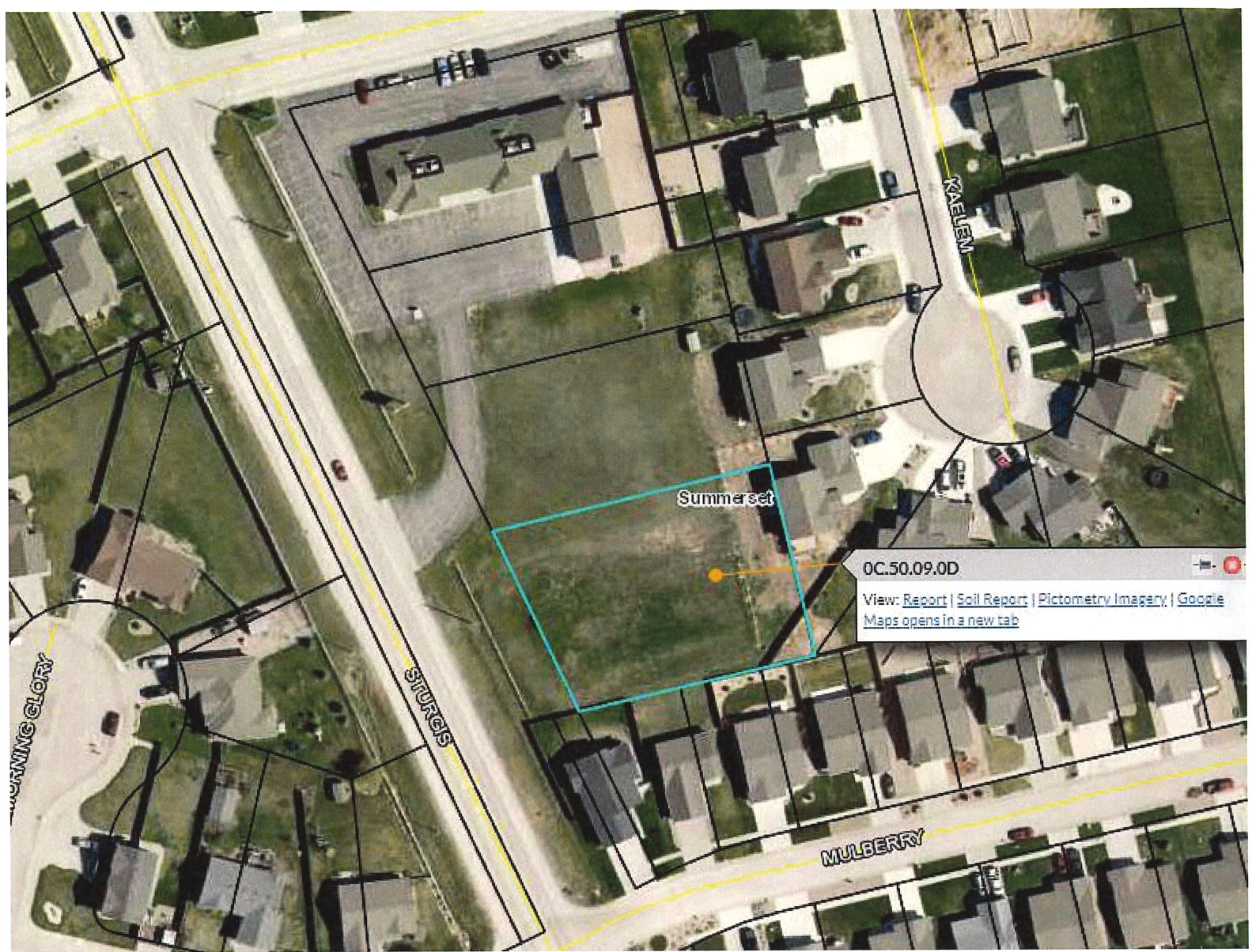
- ☐ Sewer Utility ☐ BHP&L  
☐ Fire Department ☐ Finance Officer  
☐ Public Works ☐ Register of Deeds  
☐ Planning ☐ County - Planning  
☐ Building Inspector ☐ SD DOT  
☐ Engineering ☐ SD DENR  
☐ City Code Enforcement ☐ Auditor - Annexation  
☐ Police ☐ Drainage  
☐ City Attorney ☐ Parks & Recreation

- ☐ Diamond D Water  
☐ Black Hills Water  
☐ Copy of Recorded Drainage Easement  
☐  
☐ Other: \_\_\_\_\_  
☐ Other: \_\_\_\_\_  
☐ Other: \_\_\_\_\_

Planning and Zoning Meeting Date: \_\_\_\_\_  
Commission Meeting Date: \_\_\_\_\_  
Date Paid: \_\_\_\_\_

Payment Type: Cash ☐ Check ☐ Credit Card ☐





Summerset

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**CITY OF SUMMERSET  
NOTICE OF PUBLIC HEARING  
LAND/ZONING DESIGNATION**

Notice is hereby given that the following petitioner has applied to the City of Summerset Planning and Zoning Board under the provisions of the City of Summerset Zoning Ordinance **§155.357** - Rezoning as follows:

Current Zoning – PD/Planned Development  
Summerset Subdivision Lot D, Block 9, Section 36, Township 3 North, Range 6 East, Black Hills Meridian, City of Summerset, Meade County, SD.

Applicant: City of Summerset

Rezoning request: C1- General Commercial

Notice is further given that said application will be heard and considered by the City of Summerset Planning and Zoning Commission at Summerset City Hall, 7055 Leisure Lane, Summerset, South Dakota at 6:00 p.m. on the 28th day of December 2021. 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 10th day of December 2021.

Lisa Schieffer  
Summerset City Administrator

Published once December \_\_\_\_\_, 2021 at the cost of \$\_\_\_\_\_.

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 Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$4.33

Sent To

Street and Apt. N

City, State, ZIP

PS Form 3800

THAYER, ROBERT R (D)  
 6863 MULBERRY DR  
 BLACK HAWK SD 57718

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 \$0.00  
 Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$4.33

Sent To STEVENSON, RUSSELL (D)  
 Street and Apt. No. STEVENSON, ROSLYN  
 City, State, ZIP+4 10010 KAELEM CT  
 SUMMERSET SD 57718

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 \$0.00  
 Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$4.33

Sent To SCHUMAN, DANETTE M (D)  
 Street and Apt. No. 10069 KAELEM CT  
 City, State, ZIP+4 SUMMERSET SD 57718

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Certified Mail Fee \$3.75  
 \$0.00  
 Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$4.33

Sent To FLANNAGAN, HELEN J (D)  
 Street and Apt. No. 6850 MULBERRY DR  
 City, State, ZIP+4 SUMMERSET SD 57718

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Certified Mail Fee \$3.75  
 \$0.00  
 Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$4.33

Sent To BURKE, TWILA (D)  
 Street and Apt. No. 6830 MULBERRY DRIVE  
 City, State, ZIP+4 SUMMERSET SD 57718

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Certified Mail Fee \$3.75  
 \$0.00  
 Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$4.33

Sent To KOCANDA, MARTIN (D)  
 Street and Apt. No. KOCANDA, NORMA  
 City, State, ZIP+4 9990 KAELEM CT  
 SUMMERSET SD 57718

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Certified Mail Fee \$3.75  
 \$0.00  
 Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$4.33

Sent To HALL, DELLA D (D)  
 Street and Apt. No. 7105 CASTLEWOOD DR  
 City, State, ZIP+4 SUMMERSET SD 57718

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**OFFICIAL USE**

Certified Mail Fee	\$3.75	0718
\$	\$0.00	02
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
\$	\$4.33	12/16/2021
Total Postage and Fees		
Sent To	GARBISCH, BRIAN LEE & (D)	
Street and Apt. N	GARBISCH, STACY LEE	
City, State, ZIP+	9960 MORNING GLORY CT BLACK HAWK SD 57718	

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**OFFICIAL USE**

Certified Mail Fee	\$3.75	0718
\$	\$0.00	02
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
\$	\$4.33	12/16/2021
Total Postage and Fees		
Sent To	HAKALA, KENNETH (D)	
Street and Apt. N	9920 MORNING GLORY CT	
City, State, ZIP+	SUMMERSET SD 57718	

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Certified Mail Fee	\$3.75	0718
\$	\$0.00	02
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
\$	\$4.33	12/16/2021
Total Postage and Fees		
Sent To	COMPTON, JOSHUA (D)	
Street and Apt. N	COMPTON, BRIANNA	
City, State, ZIP+	6890 MULBERRY DR SUMMERSET SD 57718	

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Certified Mail Fee	\$3.75	0718
\$	\$0.00	02
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
\$	\$4.33	12/16/2021
Total Postage and Fees		
Sent To	ELVERSON, RAMONA J (D)	
Street and Apt. N	PO BOX 553	
City, State, ZIP+	BLACK HAWK SD 57718	

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Certified Mail Fee	\$3.75	0718
\$	\$0.00	02
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
\$	\$4.33	12/16/2021
Total Postage and Fees		
Sent To	OLDFIELD, BRODY R (D)	
Street and Apt. N	OLDFIELD, AUTUMN	
City, State, ZIP+	9991 KAELEM COURT SUMMERSET SD 57718	

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Certified Mail Fee	\$3.75	0718
\$	\$0.00	02
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
\$	\$4.33	12/16/2021
Total Postage and Fees		
Sent To	BECHT, ROBERT P JR (D)	
Street and Apt. N	BECHT, NANCY M	
City, State, ZIP+	6827 MULBERRY DR SUMMERSET SD 57718	

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Certified Mail Fee \$3.75  
 \$0.00  
 Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$4.33

Sent To

Street and Apt. No.

City, State, ZIP+4

PS Form 3800, 11-10

JOHNSON, DENNIS (D)  
 JOHNSON, JULIE  
 6837 MULBERRY DR  
 SUMMERSET SD 57718

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Certified Mail Fee \$3.75  
 \$0.00  
 Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$4.33

Sent To

Street and Apt. No.

City, State, ZIP

PS Form 3800, 11-10

MALDE, RANDY (D)  
 CLEMENT, TERI  
 10089 KAELEM CT  
 SUMMERSET SD 57718

0718  
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Certified Mail Fee \$3.75  
 \$0.00  
 Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$4.33

Sent To

Street and Apt. No.

City, State, ZIP

PS Form 3800, 11-10

GUTKNECHT, PAMELA (D)  
 6900 MULBERRY DR  
 BLACK HAWK SD 57718

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