

**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

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