

OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
REGULAR MEETING
August 22nd, 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 (via telephone) were present. Absent: John Hough. Also present was the City Administrator.

CALL FOR CHANGES: Motion by Hirsch, second by Martin to approve the agenda of the meeting for August 22nd, 2023. Motion carried.

CONSENT CALENDAR: Motion by Hirsch, second by Martin to approve the minutes of the regular meeting of July 25th, 2023. Motion carried.

CONDITIONAL USE PERMIT – MCKEEVER PROPERTIES LLC

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

Phil Olsen spoke to the McKeever property and that the same will be a warehouse in Summerset USA, which does not meet the C-1 General Commercial criteria. They are mainly a vending supply company that does local distribution.

The Board had reviewed the same and there are other such locations in Summerset USA where there are warehouses used for distribution.

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

Motion by Martin, second by Hirsch to recommend approval of the conditional use permit to McKeever Properties LLC to the Board of Commissioners. Motion carried.

ADJOURNMENT

Motion by Martin, second by Hirsch to adjourn the meeting at 6:05 p.m. Motion carried.

Stephany Baumeister, Finance Officer

Brody Oldfield, Chairman

Published once _____ 2023 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

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		
PROPOSED <u>Lot 19 Revised - Lot 15 Revised of Woodland Hills Sub, Plat #4</u>		
LOCATION <u>Formerly lots 19, 20 & 15. Located in N 1/2 of NW 1/4 S11, T2N, R6E, B4M</u>		
Size of Site-Acres	Square Footage	Proposed Zoning
DESCRIPTION OF REQUEST: <u>LOT 20 GOES AWAY. LOTS 19 & 15</u>		Utilities: Private / Public
<u>ABSURD PORTIONS ON NEW SURVEY</u>		Water
<u>Making it into 2 lots</u>		Sewer

APPLICANT

Name Garry Colasardo Phone 605-939-8422
 Address 9105 WOODLAND DR E-mail _____
 City, State, Zip BLACK HAWK, SD Signature [Signature] Date 16 AUG 2023
 PROJECT PLANNER - AGENT

Name N/A Phone _____
 Address _____ E-mail _____
 City, State, Zip _____ Signature _____ Date _____

OWNER OF RECORD (if different from applicant)

Name Garry Colasardo / LANCE SIEVEKE Phone _____
 Address _____ E-mail _____
 City, State, Zip _____

Property Owner Signature <u>[Signature]</u> Date <u>8/18/23</u> Signature _____ Date _____ Print Name: <u>GARRY COLASARDO / KATHLEEN COLASARDO</u> Title*: <u>CO. OWNERS</u>	Property Owner Signature <u>[Signature]</u> Date <u>8-18-23</u> Signature _____ Date _____ Print Name: <u>Lance Sieveke / Melinda Sieveke</u> Title*: <u>CO. OWNERS</u>
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*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"/> Other: _____ |
| <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"/> |
| <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

Final Plat Review

Plat of Lot 19 revised and lot 15 revised of Woodland Hills Subdivision, Plat#4

Formerly Lots 19,20,15 of Woodland Hills Subdivision plat #4

General Information:

Parcel Acreage 9.07 acres

Location Meade County

Date of Application 8-18-23

Reviewed By: **Gary Anderson, LS, HDR Engineering, Inc.**

Purpose: Combine 3 lots to 2 lots.

Access and Utilities: Access and utilities will remain the same.

Fire Protection: By Black Hawk Volunteer Fire Department.

Drainage: Drainage will remain the same.

Final Plat Review:

Subdivision is spelled wrong in the title block.

"Plat of" rather than "Survey Plat" in the header.

.2 feet misclosure in the boundary of the plat.

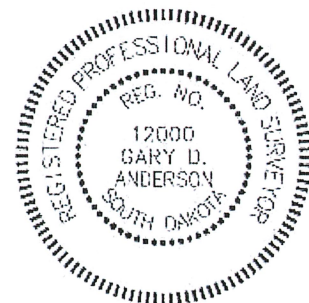
Label the adjacent right-of-way "Woodland Drive".

Need to add a certificate for the Register of Deeds indicating the date and time of recording and the location of the filing by plat book and page.

Only need one signature line on the "Highway Authority" certification. Should be the Woodland Hills Road District since they maintain Woodland Hills Drive.



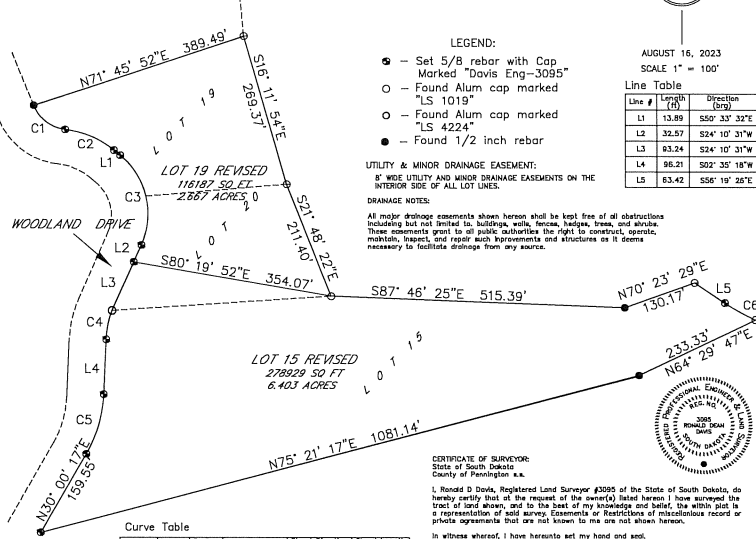
Gary Anderson, LS 12000



PLAT OF: LOT 19 REVISED AND LOT 15 REVISED
OF WOODLAND HILLS SUBDIVISION, PLAT #4,
MEADE COUNTY, SOUTH DAKOTA.

Formerly: Lots 19, 20, & 15 OF WOODLAND HILLS SUBDIVISION, PLAT #4

ALL LOCATED IN: N1/2 OF NW1/4 OF SECTION 11, T2N, R6E, BHM.
MEADE COUNTY, SOUTH DAKOTA.



LEGEND:

- - Set 5/8 rebar with Cap Marked "Davis Eng-3095"
- - Found Alum cap marked "LS 1019"
- - Found Alum cap marked "LS 4224"
- - Found 1/2 inch rebar

UTILITY & MINOR DRAINAGE EASEMENT:
8' WIDE UTILITY AND MINOR DRAINAGE EASEMENTS ON THE INTERIOR SIDE OF ALL LOT LINES.

DRAINAGE NOTES:
All major drainage easements shown hereon shall be kept free of all obstructions including but not limited to buildings, walls, fences, bridges, trees, and shrubs. These easements grant to all public authorities the right to construct, operate, maintain, inspect, and repair such improvements and structures on it deems necessary to facilitate drainage from any source.

AUGUST 16, 2023
SCALE 1" = 100'

Line Table

Line #	Length (ft)	Direction (DPT)
L1	13.89	S50° 33' 32"E
L2	32.57	S24° 10' 31"W
L3	63.24	S24° 10' 31"W
L4	96.21	S02° 35' 18"W
L5	63.42	S56° 19' 28"E

Curve Table

Curve #	Length (ft)	Radius (ft)	Delta (DMS)	Chord (ft)	Chord Direction (DPT)	Chord Length (ft)
C1	72.05	67.00	61° 36' 52"	55.2	45° 12"E	68.82
C2	84.40	163.80	33° 00' 00"	N67° 03' 31"W		93.10
C3	173.55	133.00	74° 45' 52"	N13° 10' 32"W		181.50
C4	51.38	160.00	18° 23' 57"	S11° 47' 17"W		51.18
C5	110.06	230.00	27° 23' 02"	N18° 17' 48"E		109.01
C6	61.35	320.20	10° 40' 40"	S81° 27' 15"E		61.28

CERTIFICATE OF SURVEYOR:
State of South Dakota
County of Pennington s.s.

I, Ronald D Davis, Registered Land Surveyor #2095 of the State of South Dakota, do hereby certify that of the request of the owner(s) listed hereon 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 agreements that are not known to me are not shown hereon.

In witness whereof, I have hereunto set my hand and seal.
Dated this ___ day of _____, 2023.

Ronald D. Davis, RLS # 2095

CERTIFICATE OF SUMMERSSET CITY FINANCE OFFICER:
I, Finance Officer of the City of Summerset, do hereby certify that all special assessments that are liens upon any land included within such plat, as shown by the records of this office, have been paid in full.

Finance Officer of the City of Summerset

CERTIFICATE AND ACKNOWLEDGMENT OF OWNERSHIP:
State of South Dakota
County of Meade s.s.

We, Garry P. Colasardo and Kathleen A. Colasardo, do hereby certify that we are the owners of the land shown and described hereon, and that this plat was done at our request for the purposes indicated hereon; that we do hereby approve the survey and within plat of said land and that the development of this land shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations.

OWNERS:
BY: Garry P. Colasardo Kathleen A. Colasardo

On this ___ day of _____, 2023, before me, a Notary Public, personally appeared Garry P. Colasardo and Kathleen A. Colasardo, known to me to be the persons described in the foregoing instrument and acknowledged to me that they signed this plat for the purposes herein contained.

NOTARY PUBLIC:
My commission expires: _____

CERTIFICATE AND ACKNOWLEDGMENT OF OWNERSHIP:
State of South Dakota
County of Meade s.s.

We, Lance G. Siewka and Melinda C. Siewka, do hereby certify that we are the owners of the land shown and described hereon, and that this plat was done at our request for the purposes indicated hereon; that we do hereby approve the survey and within plat of said land and that the development of this land shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations.

OWNERS:
BY: Lance G. Siewka Melinda C. Siewka

On this ___ day of _____, 2023, before me, a Notary Public, personally appeared Lance G. Siewka and Melinda C. Siewka, known to me to be the persons described in the foregoing instrument and acknowledged to me that they signed this plat for the purposes herein contained.

NOTARY PUBLIC:
My commission expires: _____

CERTIFICATE OF HIGHWAY OR STREET AUTHORITY:
The location of the proposed lot lines with respect to the Highway or Street as shown hereon is hereby approved. Any approaches or access to the Highway or Street will require additional approval.

Dated this ___ day of _____, 2023

Woodland Hills Road District

RESOLUTION OF APPROVAL: Summerset City Commission (SDSL 11-3-6)

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 the system of streets set forth therein conforms to the system of streets of the existing plat of the City;

Whereas all provisions of the City subdivision regulations have been complied with;

Whereas all taxes and special assessments upon the tract or subdivision have been fully paid;

Whereas such plat and the survey thereof have been executed according to law;

NOW THEREFORE, BE IT RESOLVED that said plat is hereby approved in all respects.

Signed: _____, on the ___ day of _____, 2023.
Mayor of the City of Summerset

CERTIFICATE OF SUMMERSSET CITY FINANCE OFFICER:
I, Finance Officer of the City of Summerset, do hereby certify that this plat was signed by the Mayor of the City of Summerset on the date shown above.

Finance Officer of the City of Summerset

CERTIFICATE OF PLANNING COMMISSION MEMBER:
I, _____, member of the Planning Commission of the City of Summerset, do hereby certify that the Summerset Planning and Zoning Commission reviewed such minor plat on the ___ day of _____, 2023, and recommends approval of the minor plat to the City Commission of the City of Summerset.

Member of Summerset Planning and Zoning Commission

CERTIFICATE OF COUNTY TREASURER:
I, Treasurer of Meade County, do hereby certify that all taxes which are liens upon the within described lands are fully paid according to the records of my office.

Dated this ___ day of _____, 2023

Treasurer of Meade County

CERTIFICATE OF DIRECTOR OF EQUALIZATION
I, Director of Equalization of Meade County do hereby certify that I have on record in my office a copy of the within described plat.

Dated this ___ day of _____, 2023

APPROVED: Director of Equalization of Meade County

OFFICE OF REGISTER OF DEEDS

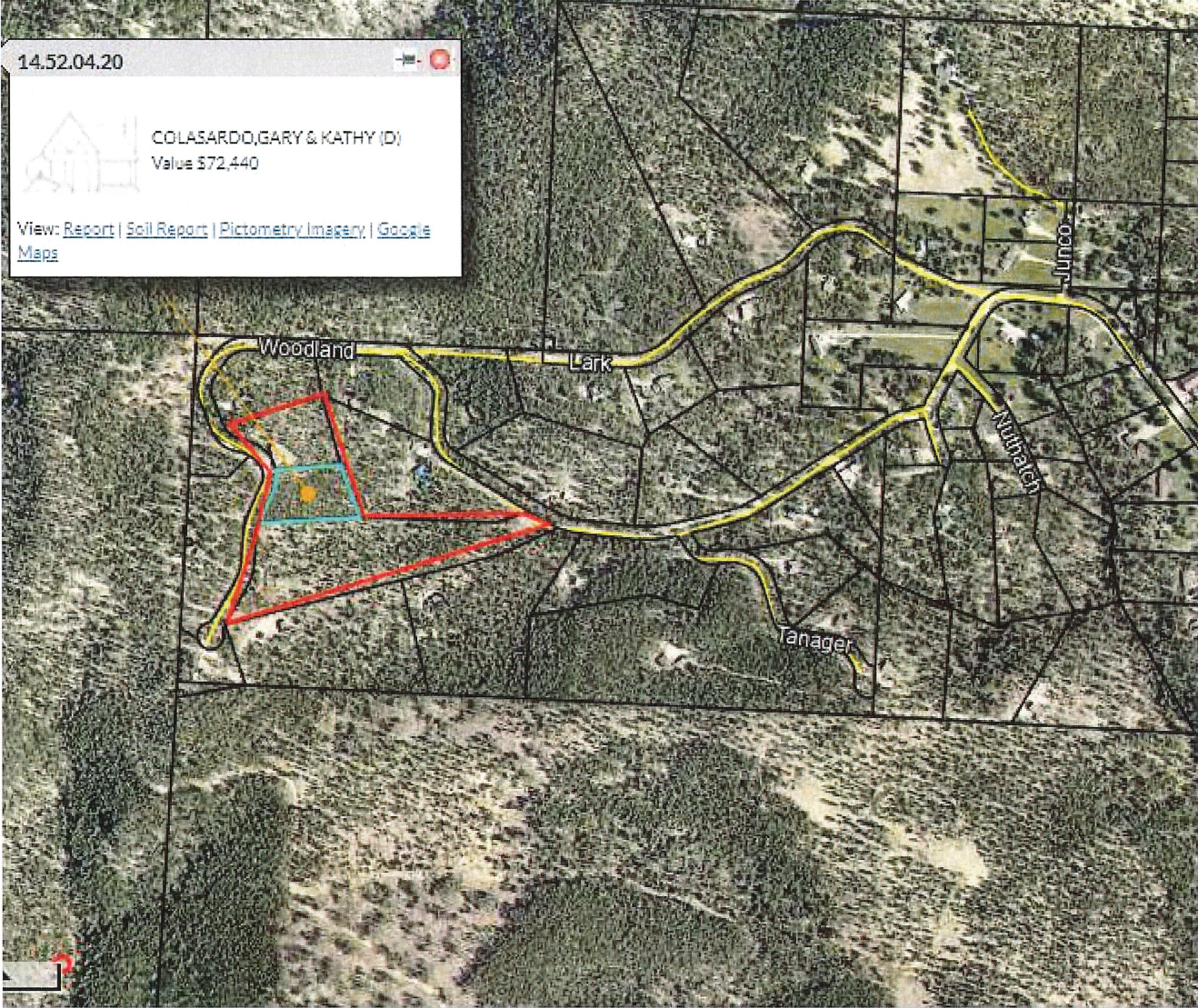
PARCEL ID: Lot 19 14.52.04.19
PARCEL ID: Lot 20 14.52.04.20
PARCEL ID: Lot 15 14.52.04.15

14.52.04.20



COLASARDO, GARY & KATHY (D)
Value \$72,440

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



DECLARATION OF RESTRICTIONS AND COVENANTS

WHEREAS, LARRY P. BRANCH and CAROL ANN BRANCH are the owners in fee simple of the following described real property situated in the County of Meade, State of South Dakota, to-wit:

The unplatted portion of the West Three Quarter of the North Half of the Northwest Quarter of Section Eleven; Lots 1 thru 12, and Lots 14 thru 20 of Woodland Hills Subdivision Plat No. 4 as shown by Plat recorded in Plat Book 9, Page 70 of the records of the Register of Deeds of Meade County, South Dakota; Lots 13 Revised, 21 Revised, 22 Revised and 23 Revised as shown by Plat recorded in Plat Book 9, Page 79 of the records of the Register of Deeds of Meade County, South Dakota; all of the above located in the Southeast Quarter of the Southwest Quarter of Section Two and in the North Half of the Northwest Quarter of Section Eleven, Township Two North, Range Six East of the Black Hills Meridian,

WHEREAS, the undersigned owners desire to make the following declarations as to limitations, restrictions, and uses to which the real property above described may be put, hereby specifying that said declarations shall constitute covenants to run with all of the land and shall be binding upon all the grantees of any portion of said property, and all other persons claiming under or through them and for the benefit of and limitations of all future owners of real property in said property, it being the intention of the undersigned that they are designed for the purpose of keeping said real property desirable, neatly kept, and suitable in appearance and use as herein specified, now therefore,

The undersigned owners do hereby declare and make the following covenants:

1. DEFINITIONS: As used herein, the following words and terms shall have the following meanings:

(a) Land: Lots 1 thru 12, Lots 14 thru 20, Lots 13 Revised, 21 Revised, 22 Revised, and 23 Revised of Woodland Hills Subdivision Plat No. 4 and the unplatted portion of the West Three Quarters of the North Half of the Northwest Quarter of Section Eleven, all located in Township Two North, Range Six East of the Black Hills Meridian, Meade County, South Dakota.

(b) Lot: Any portion of above described Land.

(c) Owners: Larry P. Branch and Carol Ann Branch.

(d) Buyer: A purchaser of any portion of the above described Land.

2. LAND USE: Each Lot shall be used for residential dwellings, except that this provisions shall not exclude persons from conducting non-nuisance, unoffensive businesses from their homes.

3. CONSTRUCTION: All improvements constructed on any Lot must be built and maintained in a manner that will not detract from the natural beauty of the land. Any structure built or placed on any Lot must be constructed of high quality materials and workmanship and shall be compatable with and appropriate for the surroundings. All improvements built or placed on any Lot must be maintained at all times to remain in a neat, orderly, well kept condition.

Modular homes or mobile homes may not be placed on the land unless specific written permission is granted to the Buyer by at least one of the Owners prior to the time that said home enters the Subdivision. Such permission may or may not be granted by the Owners at their own discretion. Permission to place mobile or modular homes on the land will not be granted unless a full and complete understanding is reached in writing between the Buyer and the Owners concerning the following: Location of the dwelling on the Lot, size, age, condition and color of dwelling, length of time the dwelling may be kept on the Lot, and specifications and requirements concerning decks, out-buildings, and other improvements, etc.

No pastel or similar inappropriate color for a wooded setting may be used as a principal exterior color on any dwelling that is in sight of any other Lot.

All exterior construction on any structure must be completed within one year after being started, including all siding and roofing, construction of front and back steps or decks, painting, staining, etc.

All excess excavation must be removed from the site as it is being excavated and the site immediately cleaned up and restored.

Any driveway that blocks a roadway drainage ditch or draw must have a culvert installed of adequate size to allow passage of water to avoid erosion of roads.

Any garage, barn or outbuilding built on any Lot within sight of any other Lot must be of reasonable size and must be built of high quality material and workmanship, must be appropriately stained or painted to coordinate with the surroundings, and must be well maintained.

All rural route mailboxes must be in good condition, must be of an appropriate color to blend with the surroundings, and must be neatly lettered. Mailbox supports must be neat and well constructed.

Before beginning any construction on any Lot, careful consideration should be given to the suitability of the proposed building or other structure and the materials of which it is to be built to the Lot

upon which it is to be erected, to the harmony thereof with the surroundings, and to the effect of the building or other structure on neighboring Lots.

Any dwelling that is in sight of the road must be located on the Lot so that the front of the dwelling faces the road.

4. EASEMENTS: Easements and right of ways are hereby reserved as shown on any recorded Plat and as shown on recorded easements.

5. FENCES: Any fence that is constructed on any Land must be neatly constructed in a professional manner and must be built of high quality materials and construction and must be maintained to stay in a state of good repair at all times.

6. SIGNS: No signs, billboards, or any other advertising structure of any kind shall be erected, constructed, or maintained on any Lot for any purpose, except that one sign will be allowed for identification of residence and one sign offering the property for sale. No sign may exceed two square feet in size.

7. UTILITIES AND FUEL TANKS: All electric and phone lines must be underground to avoid overhead poles and lines marring the view. Any fuel tanks must be screened from public view or placed in an enclosure out of sight.

8. TRASH: No trash, debris or other refuse shall be thrown, dumped or stored on any of the Land or any adjoining Land. Any building materials that are stored or kept on any Lot must be screened from view of all other Lots and placed indoors. Each property owner shall provide an adequate number of standard size garbage cans in good condition for the temporary storage and collection of garbage and refuse. All such receptacles shall be screened from public view at all times by a neatly constructed and maintained enclosure. Each property owner is responsible for arranging removal of all garbage from the temporary storage on his Lot at least once weekly. Garbage cans may not be placed along the roads or in any other location where they will be in view of any Lot unless they are completely concealed inside a garbage enclosure, said enclosure to be built with an attached cover to protect the contents from disturbance. Said enclosure must be neatly constructed and stained or painted to blend with the natural surroundings. The Buyer is responsible for making these restrictions apply to contractors during construction on his Lot.

9. ANIMALS: Animals may be kept on the land in moderate, reasonable numbers only relative to the size of the Lot, and must not be a nuisance to neighboring landowners. Noisy animals such as barking dogs are a nuisance and are not allowed to be kept on the Land. Dangerous or vicious animals are also considered a nuisance and a hazard and are not allowed on the Land. All dogs must be confined to the Buyers Lot except when on leash. No horses, livestock, etc. will be allowed to run at large off the Buyers Lot. All animals must be property fed and cared for and housed in a neatly constructed and maintained barn or other appropriate building or corral for an

adequate amount of the time to prevent destruction of the grass and soil on the Buyers Lot. Any dog kept on any Lot must have a current Meade County dog tag and rabies vaccination tag.

10. TREES: Living trees naturally existing on a Lot, except to the extent necessary for construction purposes, shall not be cut down or removed from the Lot, except that routine thinning and removal of small trees in conformity with good forestry practices is permitted and is recommended. Logging of large trees is not permitted. Any pine tree that is attacked and killed by bark beetles must be immediately cut down and disposed of or removed from the Land.

11. SETBACK REQUIREMENTS: No dwelling or structure may be placed on any Lot less than twenty feet from any side or rear lot line, nor less than seventy five feet from the front lot line without written approval of the Owners.

12. TEMPORARY STRUCTURES: No structure of a temporary or mobile nature shall be used on any Lot at any time as a residence without the express written consent of the Owners.

13. MAINTENANCE: All improvements on any Lot must be maintained so as to remain in a state of good repair and suitable and attractive in appearance.

14. MOTOR VEHICLES: No motor vehicle or equipment of any type that is not in normal running condition may be kept, stored or parked on any Land unless said vehicle is inside a closed building or is completely out of sight of all other Lots. Junk cars, junk trucks and junk equipment are specifically not allowed. Any truck, equipment, motor home, travel trailer, camper, boat or other vehicle that is larger than a pickup truck, that is to be kept on a Lot, must be parked in a location on the Lot so that it is either substantially out of sight of other Lots and the road, or is located at the rear of the dwelling away from the road. No vehicle may be parked over night on the road right of way.

15. NUISANCE: No noxious or offensive activity shall be carried on on the land; nor shall anything be done or permitted which shall constitute a public nuisance thereon; nor shall anything be done or permitted that will endanger any person or property. Fireworks may be discharged only during the first week in July, and only then if permitted by law. No speeding or reckless driving is permitted on the roadways serving the Land. Motorcycles and snowmobiles may be operated in the Subdivision only if they travel at slow speeds and only if they have quiet mufflers. No mercury vapor light, spotlight, or other excessively bright light that burns continuously at night may be used on any Lot if said light illuminated any part of any neighboring Lot, nor may any such light be placed on a pole exceeding ten feet in height.

16. SUBDIVISION OF LOTS: Each of the following Lots may be divided into no more than two Lots: Lots 1, 2, 4, 6, 8, 14, 15, 16 and 22. Lot 13 and the unplatted portion of the West Three Quarters of the North Half of the Northwest Quarter of Section Eleven may be divided into a maximum of five lots each. No other Lots may be divided.

17. COVENANTS: These covenants are to run with the Land and shall be binding on all parties and all persons owning any interest in the above described real property for a period of twenty-five years from the date these covenants are recorded, after which time the said covenants shall be automatically extended for successive periods of five years each unless an instrument denominated as a deed of revocation signed and executed by the owners of seventy-five percent of the Lots is recorded in the office of the Register of Deeds of Meade County, South Dakota.

These Covenants are subject to all applicable County, State or Federal laws or ordinances and are not intended to permit anything that is prohibited by any of the said law or ordinances.

18. AMENDMENT: The conditions, restrictions, stipulations, agreements, and covenants contained herein shall not be waived, abandoned, terminated, or amended except by written consent of the owners of seventy-five percent of the Lots included within the boundaries of the above described real property.

19. ENFORCEMENT: Enforcement of these covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants, and said proceedings shall either be to restrain violation or to recover damages, or both, and the action may be brought by any persons possession any interest in the above described land.

20. SEVERABILITY: Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

Dated this 10th day of September, 1975.

/s/ Larry P. Branch
Carol Ann Branch

Ack'd: September 10, 1975, with seal.

Filed September 10, 1975 at 4:30 P.M.
Recorded in Book 327 on Page 751 of
Misc. Records in the office of the
Register of Deeds, Meade County, South Dakota.

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
- 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 <i>Subdivision of Block 16, Street and Lots 1-17 NW-SW Section 8, T21N, R7E BHP&L Ad. part to Black Hawk Road Co. SD Plat 7, FWS 76, part of lot 4 R&S Block, Street and shown as Circle 54 Plat 11, part 106</i>		
PROPOSED <i>Lot A and Lot B of Bester Subdivision</i>		
LOCATION <i>SW corner section of Black Hawk Road and North Street</i>		
Size of Site-Acres <i>0.62 Ac</i>	Square Footage <i>119,127 sq</i>	Proposed Zoning <i>R-1</i>
DESCRIPTION OF REQUEST: <i>(See Letter #193 on present to memo) Bester, Inc. owns the entire area of the property and wants to subdivide the original lots and Plat into 2 lots</i>		Utilities: Private / Public
		Water <i>Private</i>
		Sewer <i>Private</i>

APPLICANT

Name Bester Inc. Phone 605-791-4632
 Address PO Box 1537 E-mail L.Bester@etmi.com
 City, State, Zip Rapid City, SD 57707 Signature _____ Date _____

PROJECT PLANNER - AGENT

Name Steven J. Thurgood, PE / LS Phone 605-791-4632
 Address 6403 Leisure Lane E-mail stev@summerset.com
 City, State, Zip Summerset, SD 57718 Signature [Signature] Date _____

OWNER OF RECORD (if different from applicant)

Name Randall Inc. Phone 605-791-4632
 Address PO Box 1537 E-mail _____
 City, State, Zip Rapid City, SD, 57707

[Signature] 02/29/23
 Property Owner Signature Date

Property Owner Signature Date

Signature _____ Date _____
 Print Name: LADAWE BESCER
 Title*: VICE PRESIDENT

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
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: _____
- Other: _____

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

Final Plat Review Lot A and Lot B of Besler Subdivision

Formerly Street AKA circle street & lots 1-3 Lot4R Lot 5R, lots7 through 17 a subdivision of Block 16

General Information:

Parcel Acreage 2.62 Acres
Location Unincorporated Black Hawk
Date of Application August 30, 2023
Reviewed By: **Gary Anderson, LS, HDR Engineering, Inc.**

Purpose: Consolidate 16 lots and street right-of-way into two lots.

Access and Utilities: Accesses will remain the same, Lot A will be off Black Hawk Road and Lot B will be off Black Hawk Road and North Street. Water services are from Black Hawk Water User District and will remain the same. Sewer is currently septic and will remain the same.

Fire Protection: Black Hawk Volunteer Fire Department.

Drainage: Drainage will remain the same.

Final Plat Review:

The "Formerly known as" in the title should match the previously platted parcels title.

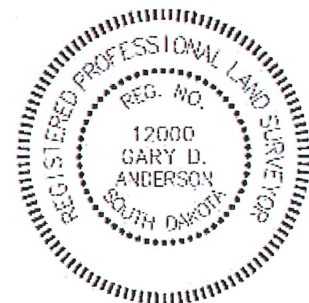
The dimensions shown on the North line do not and up to the overall length, possibly the overall length is about a .1 long.

Lot areas should also be listed square footage.

Access notes can be removed from the final plat.



Gary Anderson, LS 12000



RE: Besler Plat

From Bill Rich <billr@meadecounty.org>
To Britton Engineering <stevet_be@rushmore.com>
Cc Tonya Vig <tonya.vig@meadecounty.org>
Date 2023-07-11 2:48 pm

Steve, I talked with the States Attorney's Office and he said since the owner owns all the lots and none of them have been sold to another individual, the replat would technically vacate all the lots and the street by re-platting the property into 2 lots so a separate public hearing for vacating the street and ROW is not necessary, the plat in itself will work. That takes care of that issue anyway.

Thank you,
Bill

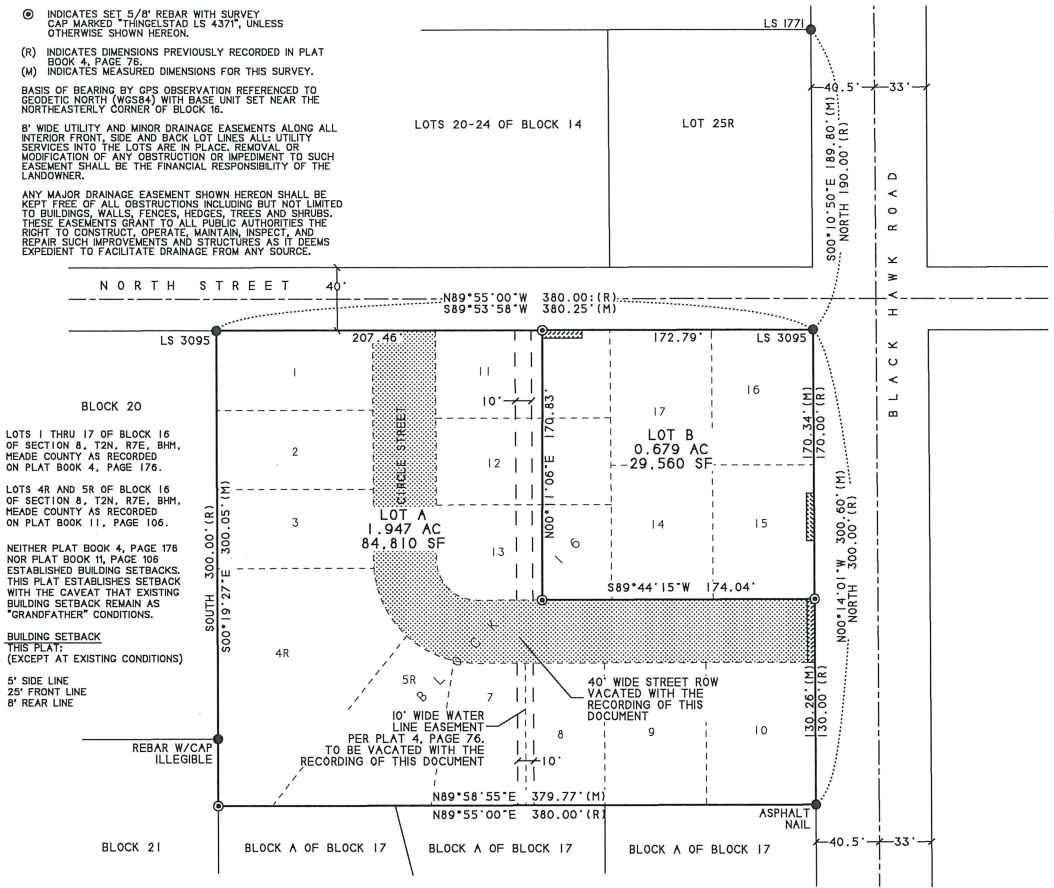
Bill Rich
County of Meade, SD
Equalization & Planning Office
Official Business
Ph. No. 605.347.3818

PLAT
OF
LOT A AND LOT B
OF BESLER SUBDIVISION OF BLOCK 16
(FORMERLY SUBDIVISION OF BLOCK 16, NW 1/4 SW 1/4, SECTION 8,
T2N, R7E, BHM ADJACENT TO BLACK HAWK, MEADE COUNTY, SOUTH DAKOTA,
STREET (SHOWING STREET AND LOTS 1 THRU 17, PLAT BOOK 4, PAGE 176).
AND LOTS 4R AND 5R, BLOCK 16, NW 1/4 SW 1/4, SECTION 8, T2N, R7E, BHM,
MEADE COUNTY, SOUTH DAKOTA SHOWING STREET AS CIRCLE STREET, PLAT BOOK 11, PAGE 106.)
LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 8, T2N, R7E, BHM
BLACK HAWK (UNINCORPORATED), MEADE COUNTY, SOUTH DAKOTA



LEGEND

- INDICATES FOUND SURVEY MONUMENT AS LABELED HEREON.
 - ⊙ INDICATES SET 5/8" REBAR WITH SURVEY CAP MARKED "THINGELSTAD LS 4371", UNLESS OTHERWISE SHOWN HEREON.
 - (R) INDICATES DIMENSIONS PREVIOUSLY RECORDED IN PLAT BOOK 4, PAGE 76.
 - (M) INDICATES MEASURED DIMENSIONS FOR THIS SURVEY.
- BASIS OF BEARING BY GPS OBSERVATION REFERENCED TO GEODETIC NORTH (WGS84) WITH BASE UNIT SET NEAR THE NORTHEASTERLY CORNER OF BLOCK 16.
- 8' WIDE UTILITY AND MINOR DRAINAGE EASEMENTS ALONG ALL INTERIOR FRONT, SIDE AND BACK LOT LINES ALL: UTILITY SERVICES INTO THE LOTS ARE IN PLACE, REMOVAL OR MODIFICATION OF ANY OBSTRUCTION OR IMPEDIMENT TO SUCH EASEMENT SHALL BE THE FINANCIAL RESPONSIBILITY OF THE LANDOWNER.
- ANY MAJOR DRAINAGE EASEMENT 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 ALL PUBLIC AUTHORITIES THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, AND REPAIR SUCH IMPROVEMENTS AND STRUCTURES AS IT DEEMS EXPEDIENT TO FACILITATE DRAINAGE FROM ANY SOURCE.



OWNER'S CERTIFICATE

I, _____, CORPORATE OFFICER OF BESLER, INC. DO HEREBY CERTIFY I AM REPRESENTING THE OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON. THE SURVEY WAS DONE AT OUR REQUEST FOR THE PURPOSE INDICATED HEREON. THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS, AND HEREBY APPROVE THE SURVEY AND WITHIN PLAT OF SAID LAND. IN WITNESS WHEREOF, I HAVE HEREUNTO SET OUR HAND THIS _____ DAY OF _____, 2023.

CORPORATE OFFICER: _____

STATE OF SOUTH DAKOTA: s.s.
COUNTY OF MEADE: _____

ON THIS _____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED _____ KNOWN TO ME TO BE OR WITH SUPPORTING IDENTIFICATION, THE CORPORATE OFFICER DESCRIBED IN THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME.

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

CERTIFICATE OF TREASURER

I, TREASURER OF MEADE COUNTY, CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON THE TRACT AS SHOWN HEREON AND BY RECEIPTS OF MY OFFICE HAVE BEEN PAID TO DATE.

DATE _____ MEADE COUNTY TREASURER _____

OFFICE OF REGISTER OF DEEDS

STATE OF SOUTH DAKOTA: s.s.
COUNTY OF MEADE: _____

FILED THIS _____ DAY OF _____, 2023,
AT _____ O'CLOCK _____ M.
IN BOOK _____ PAGE _____.

MEADE COUNTY REGISTER OF DEEDS _____

APPROVAL OF ACCESS BY ROAD AUTHORITY

THE LOCATION OF THE EXISTING ACCESS TO THE HIGHWAY OR STREET, AS SHOWN HEREON, IS HEREBY APPROVED. THIS APPROVAL DOES NOT REPLACE THE NEED FOR ANY PERMITS REQUIRED BY LAW, INCLUDING SOUTH DAKOTA 70.09.01.02.

DATED THIS _____ DAY _____, 2023

SDDOT AUTHORITY _____

SURVEYOR'S CERTIFICATE

I, STEVEN O. THINGELSTAD, REGISTERED LAND SURVEYOR, SD NO. 4371, DO HEREBY CERTIFY THAT AT THE DIRECTION OF THE OWNER OF THE HEREIN DESCRIBED LAND, I HAVE MADE THE SURVEY AND WITHIN PLAT OF LAND DESCRIBED AND SHOWN HEREON. THE LOCATION AND DIMENSIONS ARE AS SHOWN ON THE PLAT AND SAID PLAT IS IN ALL RESPECTS TRUE AND CORRECT.

REGISTERED LAND SURVEYOR LS #4371 _____ DATE _____

OFFICE OF DIRECTOR OF EQUALIZATION

STATE OF SOUTH DAKOTA: s.s.
COUNTY OF MEADE: _____

I, DIRECTOR OF EQUALIZATION OF MEADE COUNTY, CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT, AND IS FILED IN MY OFFICE.

DATE _____ MEADE COUNTY DIRECTOR OF EQUALIZATION _____

CERTIFICATE OF PLANNING COMMISSION

I, A MEMBER OF THE PLANNING COMMISSION OF THE CITY OF SUMMERSET, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE SUMMERSET PLANNING & ZONING COMMISSION HAS REVIEWED FOREGOING INSTRUMENT ON THE _____ DAY OF _____, 2023 AND HAS RECOMMEND APPROVAL OF THE PLAT TO THE CITY COMMISSIONER OF THE CITY OF SUMMERSET.

PLANNING COMMISSIONER OF THE CITY OF SUMMERSET _____

CERTIFICATE OF FINANCE OFFICER

I, FINANCE OFFICER OF THE CITY OF SUMMERSET, 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.

DATE _____ FINANCE OFFICER OF THE CITY OF SUMMERSET _____

RESOLUTION OF CITY COMMISSION

WHEREAS THERE HAS BEEN PRESENTED TO THE CITY COMMISSIONERS 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.

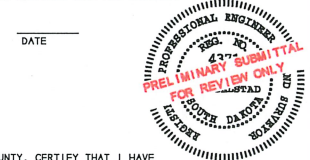
NOW THEREFORE, BE IT RESOLVED THAT SAID PLAT IS HEREBY APPROVED IN ALL RESPECTS.

MAYOR OF THE CITY OF SUMMERSET _____ DATE _____

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 OF SUMMERSET, SOUTH DAKOTA, AT A MEETING HELD ON THE _____ DAY OF _____, 2023.




FINANCE OFFICER OF THE CITY OF SUMMERSET _____

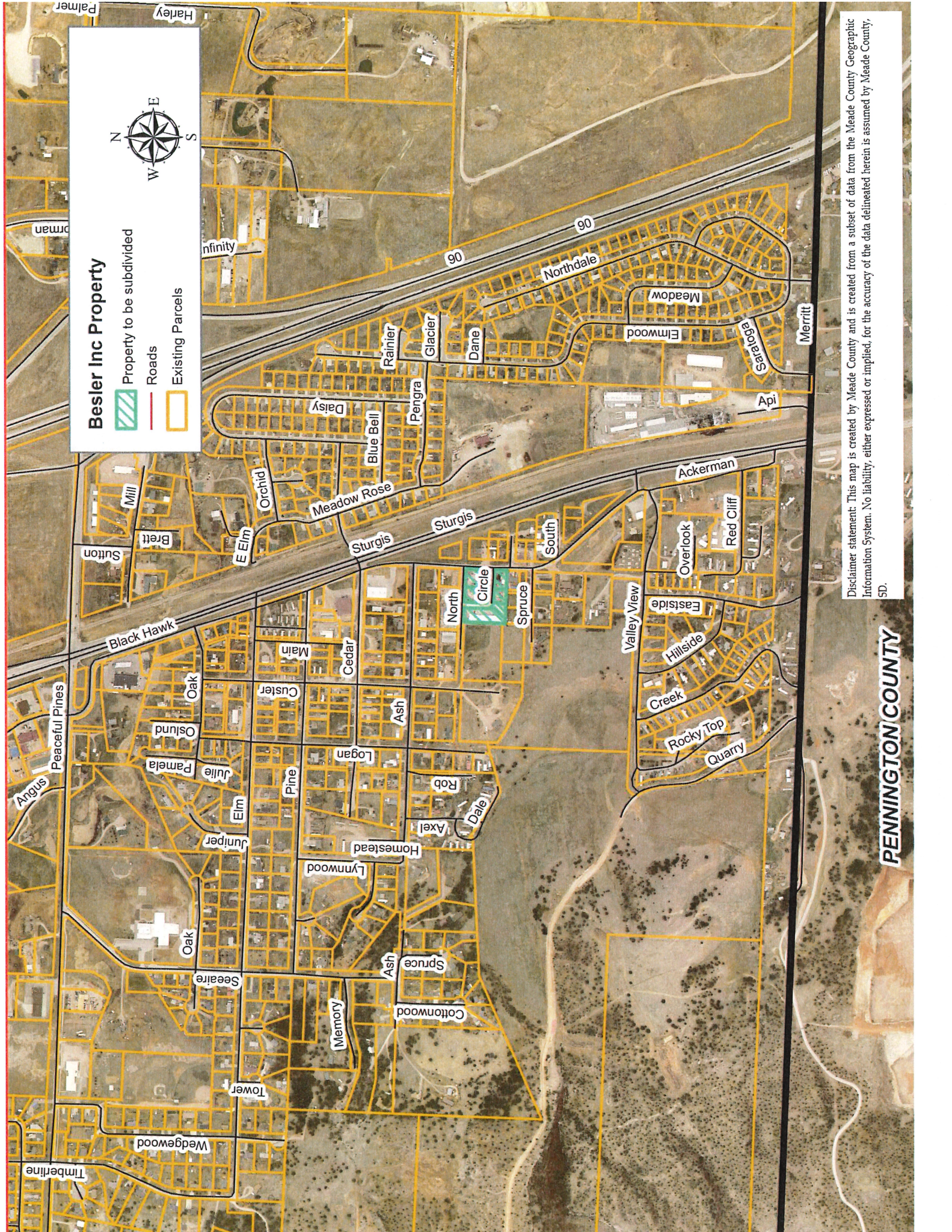


PREPARED BY: STEVEN O. THINGELSTAD
BRITTON ENGINEERING & LAND SURVEYING, INC.
6420 LEISURE LANE
SUMMERSET, SOUTH DAKOTA 57718
(605) 716-7988



Besler Inc Property

-  Property to be subdivided
-  Roads
-  Existing Parcels



Disclaimer statement: This map is created by Meade County and is created from a subset of data from the Meade County Geographic Information System. No liability, either expressed or implied, for the accuracy of the data delineated herein is assumed by Meade County, SD.

PENNINGTON COUNTY