

OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
REGULAR MEETING
7055 LEISURE LANE
APRIL 26, 2022 @ 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, and Casey Kenrick were present. Also present was the Mayor and City Administrator.

CALL FOR CHANGES: Motion by Martin, second by Hirsch to approve the agenda of the meeting for April 26th, 2022. Motion carried.

CONSENT CALENDAR: Motion by Hirsch, second by Kenrick to approve the minutes of the regular meeting of April 12th, 2022. Motion carried.

GOLLNICK REZONING – GENERAL COMMERCIAL

Lot 2 of Lenlu Estates, Located in the SW1/4 & SW1/4SE1/4 of Section 24, Township 3 North, Range 6 East, Black Hills Meridian, City of Summerset, Meade County, SD.

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

Leah Berg, representing Chad Gollnick, stated that they are asking to have the property rezoned from Agricultural to General Commercial. They will be doing future planning and platting and if at that time they need to come before the Board for a conditional use permit, they will do so.

Attorney Talbot Wieczorek, representing the City of Summerset, stated that originally they had asked for rezoning to General Industrial and that did not follow the City's Comprehensive Plan for that area. That application was denied, and reference was made to rezone to General Commercial with the possibility of a conditional use permit depending on what type of building/business would be going in there.

Motion by Martin, second by Hirsch, to close the public hearing. Motion carried.

Motion made by Kenrick, second by Martin, to recommend to the Board of Commissioners approval of the application for rezoning to General Commercial. Motion carried.

JUSTIN RUDLAND – FINAL PLAT

Plat of Lots 1 thru 10 of Summerset Meadows Estates, Formerly Tract 2 of Richardson Subdivision. Located in the SW1/4 of Section 31, Township 3 North, Range 7 East, Black Hills Meridian, City of Summerset, Meade County, SD.

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

Justin Rudland along with Shanon Vasknetz from Baseline Surveying informed the Board that their latest plat of 4/22/2022 alleviated the road issue by making Lot 9 and Lot 10 flagpole lots. The County via email has sent confirmation on the shared approaches. The geotechnical testing has been done and completed. Discussion was had regarding the possibility of the future owners

on Lots 9 and 10 getting into a dispute regarding the road. Rudland stated that there is enough space with the flagpole lots for vehicles on each side of the property line to go through. Maintenance of the road on Lots 9 and 10 was discussed. The Board asked if an agreement could be written ahead of time for all future owners regarding the maintenance on the same.

Discussion ensued regarding city services and a turnaround for the garbage truck as requested by the City Public Works Director. Options were discussed of whether to go to Meade County and get approval for a turn around to be built or if something could be worked out between Rudland and the Summerset Public Works Department.

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

Motion by Martin, second by Kenrick, to recommend to the Board of Commissioners approval of the final plat contingent upon a maintenance agreement being drafted on Lots 9 and 10, and contingent upon a turnaround area for the Public Works Department to provide city services. Motion carried.

INDEPENEC PROPERTIES, INC. – PRELIMINARY/FINAL PLAT

Plat of Lots 1 thru 3 of Block 6 of Summerset USA, (formerly the future Block 6 of Summerset USA) located in the NW1/4of the SE1/4 of the NW1/4 of Section 25, Township 3 North, Range 6 East, Black Hills Meridian, City of Summerset, Meade County SD.

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

CROPLEY RV PARK – PRELIMINARY PLAT

Motion by Hirsch, second by Martin, to table the matter until May 10th. Motion carried

ADJOURNMENT

Motion by Kenrick, second by Hirsch, to adjourn the meeting at 6:40 p.m. Motion carried.

Candace Sealey, Finance Officer

Brody Oldfield, Chairman

Published once _____ at a cost of \$_____.

Memo

Date: Thursday, April 21, 2022

Project: Lot 2B Recreational Estates Layout Review

To: Lisa Schieffer, City Administrator

From: HDR, Inc

Subject: Layout Review

1. The proposed storage doesn't fall under the permitted uses in Commercial District, so a conditional use permit would need to be approved by the Board of Commissioners.
2. Recreational Drive right-of-way will need to be platted as part of this development, as extending Recreational Drive is part of the comprehensive plan. City requires the roadway (asphalt, curb and gutter and sidewalk) to be installed as part of development. The Developer can request a variance from the Board of Commissioners.
 - a. Recreational Drive is shown to be a future collector, as such right-of-way shall be a minimum of 68' wide.
 - b. See Summerset IDCM for Street and Right-of-way design criteria.
3. Summerset Ordinance 155.116.BB.1 reads that screening will be required for open storage where it abuts any residential district. This property shares a corner with a residentially zoned property, but the property is a commercial business. Screening should not be required.
4. Summerset Ordinance 155.256.B.1 requires parking/loading/unloading areas shall be surfaced with concrete or asphalt. Using gravel surfacing as proposed will require approval by the Board of Commissioners.
5. Summerset Ordinances do not currently allow for manager's quarters so a variance would need to be approved by the Board of Commissioners.

To move forward with the development the developer will need to provide the following information:

1. A conditional use permit.
2. Variance requests for any items the developer is proposing that don't comply with the City's ordinances.
3. A preliminary plat.
4. A soil erosion and sediment plan (Summerset Ordinance 151.052.A).
5. A water distribution plan (Summerset Ordinance 151.052.B).
 - a. Including a letter of approval from Black Hawk Water Users District.
6. A sanitary sewer plan (Summerset Ordinance 151.052.C).
7. A stormwater management plan (Summerset Ordinance 151.052.D).
 - a. See Summerset IDCM for Stormwater design criteria (Section 4).
8. A utility distribution plan (Summerset Ordinance 151.052.E).

9. A street plan (Summerset Ordinance 151.052.F).

10. A geotechnical evaluation per Meade County Ordinance 20, Section 5.1.2.4.



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) _____

LEGAL DESCRIPTION (Attach additional sheets as necessary)

EXISTING		
lot 2B of Recreational Park Estates in N 1/2 of Section 31 lying West of I-90		
PROPOSED		
No Proposed Changes at this time		
LOCATION		
Size of Site—Acres	9.58 Acres	Proposed Zoning
DESCRIPTION OF REQUEST:		Utilities: Private / Public
Process use for large Storage Buildings		Water
		Sewer

APPLICANT

Name Star Enterprises, LLC Phone 605-519-5339
 Address 33431 CR 53 E-mail info@bigstuffstorage.org
 City, State, Zip Gill, CO 80624 Signature Jamie Starman

PROJECT PLANNER - AGENT

Name Self - Ken & Jamie Starman Phone 970-381-2438
 Address 33431 County Road 53 E-mail ICSTARMAN@msn.com
 City, State, Zip Gill, CO 80624 Signature Jamie Starman

OWNER OF RECORD (If different from applicant)

Name SSID, LLC Phone n/a
 Address 3213 West Main St, #119 E-mail n/a
 City, State, Zip Rapid City, SD 57702

Property Owner Signature _____ Date _____ Property Owner Signature _____ Date _____

Signature _____ Date _____ Signature _____ Date _____

Print Name: _____ Print Name: _____

Title*: _____ 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: _____




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

LAYOUT PLAN CHECKLIST

X	APPLICANT	STAFF	X
	A completed application signed by the property owner(s) or their designee.		
	Scaled drawing of proposed subdivision showing the location of the lots, streets and public areas.		
SITE PLANS MUST INCLUDE THE FOLLOWING INFORMATION			
	-A north arrow, scale, creation date and legend.		
	-Lot configurations with approximate areas designated in square feet		
	-Vicinity Sketch showing proposed subdivision and surrounding development on 8 1/2" x 11" sheet.		
	-A paper copy of submission requirements was received, as well as one in electronic format.		
	-A one page written layout plan description of the proposed subdivision and the subdividers intent for the subdivision (including resubdivision). Any additional supplemental information would be appreciated to help us provide our written review.		

APPLICANT SIGNATURE 	DATE: 04/06/22	STAFF SIGNATURE	DATE:
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We are Ken and Jamie Starman. We currently own Big Stuff Storage which is located at 11540 J B Road, Black Hawk, SD 57718. Our facility is currently full and we are looking to expand our business in an area that is close to our current facility.

We are proposing a use to allow for large storage building on this lot. We are not requesting any public streets or public right away for this use. The primary access to this parcel will be from Recreational Drive.

Our intent is to build large storage units primarily for Boat & RV Storage. Average size bays will be 14' wide x 50' deep to 60 feet deep. Each bay will be individually walled off and fully enclosed. No building will be constructed over 12,000 square feet. Standard building sizes would be 52' x 222'. We intend to offer outdoor storage for clients. The lot is currently sitting next to an existing Storage facility that offers both indoor & outdoor storage and is accessed via the same road.

We would build out in phases as need arises for additional buildings as indicated on the attached exhibit.

We would like to ask for a variance on the screening as the adjacent property doesn't currently have any screening and our facility would not be adjacent to any Residential houses.

Our full intent is to use the buildings as screening. We plan on building them in a horseshoe pattern so that the doors would be facing the internal portions of the property. Outside storage would be located within the horseshoe pattern to provide external screening.

We would use road base on all drive areas to keep dust mitigated. If necessary there are liquid dust control products available to help mitigate dust if any issues arise in the future. Lighting will comprise of LED lighting on the buildings casting down on the yard not outwardly. We will install gate access to secure the property.

We intend to build a caretaker apartment/office on the property in Phase I. This would require one water and sewer tap when services are available to this location.

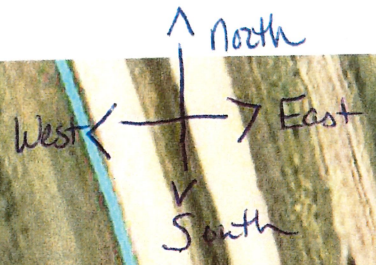
We feel that this location is situated in an ideal location for this use as it abuts the Interstate to the east which is not ideal for housing. The buildings should help buffer the noise level from the Interstate for the current residential area located west of this property. To the south there is a construction yard which shouldn't be affected by this proposed use. To the west is an existing storage facility. Camping World is located north of this property.

As Summerset grows the need for Recreational Storage will increase and is necessary to keep your community looking neat and clean. This proposed usage minimizes the need for utilities on a larger parcel in your community that is already experiencing tremendous growth pains.

We currently don't have this property under contract. We wanted to approach the city first to get a feel if the proposed usage would be considered prior to moving forward. The attached sketch is very rough but hopefully you get the idea of what our intent would be for the usage.

Sincerely,

Ken and Jamie Starman



PHASE I

PHASE II

PHASE III

PHASE I

PHASE III

PHASE III

outside STORAGE

Gate

PHASE I Office

PHASE I Storage

PHASE I Office

PHASE I Office

PHASE I Office

PHASE I Office

PHASE I Office

PHASE I Office

PHASE I Office

PHASE I Office

PHASE I Office

PHASE I Office

PHASE I Office

PHASE I Office



May 4, 2022

Preliminary/Final Plat Review Lots 1 and 2 of the Cropley Subdivision

Formerly Lot N Revised, Located in the NW1/4SE1/4 of Section 6, T2N, R7E, BHM, Meade County, SD

General Information:

Parcel Acreage 28.77 Acres
Location NW1/4SE1/4 of Section 6 T.2N.,R.7E., BHM
Date of Application NA
Reviewed By: **Gary Anderson, LS, HDR Engineering, Inc.**

Purpose: Split 1 lot into 2

Access and Utilities: Access off Captain Soelzer St., water from Black Hawk Water Users District,
septic sewer

Fire Protection: Black Hawk Volunteer Fire Department

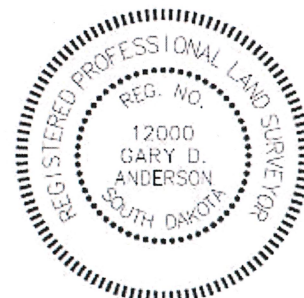
Drainage: Minimal Flood Hazard

Final Plat Review:

Bearings and distances close.

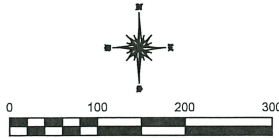
Line L1 needs to be a continuation from the east edge of the Black Hawk Road easement, not the centerline.

Gary Anderson, LS 12000



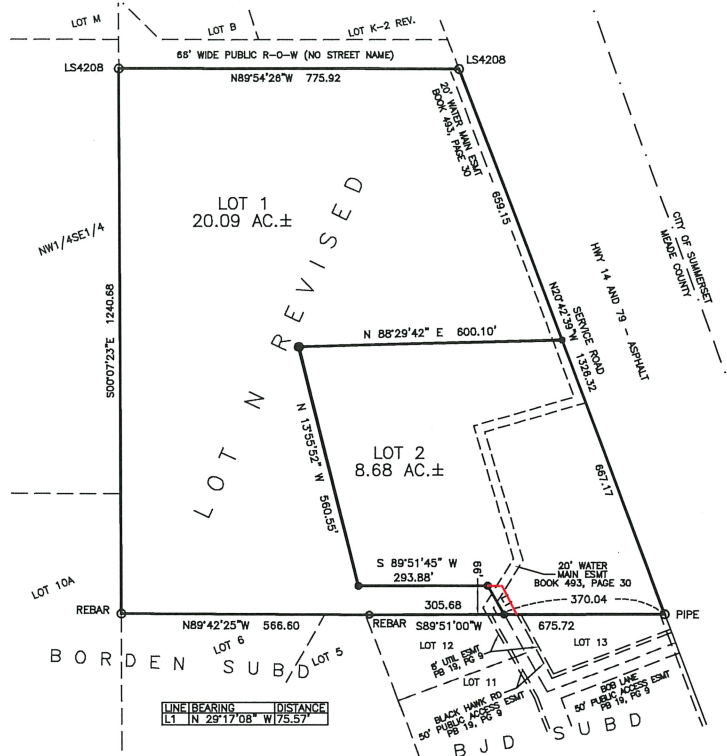
PLAT OF LOTS 1 AND 2 OF THE CROPLEY SUBDIVISION;
FORMERLY LOT N REVISED, LOCATED IN THE NW1/4SE1/4 OF SECTION 6 T2N, R7E, BHM,
MEADE COUNTY, SOUTH DAKOTA

OWNER:
JO ANNE DAVIS ETAL
C/O ROBERT HATCH
6739 W ELMWOOD DR
BLACK HAWK SD 57718



LEGEND:
○ FOUND MONUMENT AS NOTED
● SET PIN AND CAP "LS11918"

- NOTES:
- TOTAL AREA THIS PLAT: 28.77 ACRES±.
TOTAL LOT AREA THIS PLAT: 28.25 ACRES±.
AVERAGE AREA PER LOT: 14.12 ACRES±.
TOTAL AREA R-O-W THIS PLAT: 0.52 ACRES±.
 - 8' UTILITY EASEMENT ON INTERIOR OF ALL LOT LINES. REMOVAL OR MODIFICATION OF ANY OBSTRUCTION OR IMPEDIMENT TO SUCH AN EASEMENT SHALL BE THE FINANCIAL RESPONSIBILITY OF THE LAND OWNER.
 - PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2, THE DEVELOPER OF THE PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATERS OF THE STATE, INCLUDING GROUNDWATER, LOCATED TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWERAGE FROM SUCH SUBDIVISION AND SHALL IN PROSECUTION OF SUCH PROTECTIONS CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES RELATING TO SAME.
 - WE HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON OR OVER THOSE PORTIONS OF LAND DESIGNATED HEREON AS EASEMENTS.
 - SUBJECT PROPERTIES ARE WITHIN THE THREE MILE ETJ OF THE CITY OF SUMMERSET.



SURVEYOR'S CERTIFICATE

I, BRADLEY J. LIMBO, REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, CERTIFY TO THE ABOVE NAMED OWNER(S), THAT AT THE REQUEST OF SAID OWNER(S), THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION, ON THE GROUND TO THE NORMAL STANDARDS OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE STATE OF SOUTH DAKOTA. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD AS PERFORMED BY MYSELF.

BRADLEY J. LIMBO RLS # 11918 DATE _____

OWNER'S CERTIFICATE

STATE OF SOUTH DAKOTA COUNTY OF MEADE ss
I/WE, JO ANNE DAVIS, DO HEREBY CERTIFY THAT I/WE ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT THIS PLAT WAS MADE AT MY/OUR REQUEST AND THAT I/WE DO APPROVE THIS PLAT AS HEREON SHOWN AND THAT DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.

SIGNATURE(S): _____
6739 W ELMWOOD DR. BLACK HAWK SD 57718

ACKNOWLEDGMENT OF OWNER

STATE OF SOUTH DAKOTA COUNTY OF MEADE ss
ON THIS _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

PLANNING COMMISSION

THE CITY OF SUMMERSET PLANNING AND ZONING COMMISSION CERTIFIES IT HAS REVIEWED THIS FINAL PLAT AND HEREBY RECOMMENDS APPROVAL TO THE CITY COMMISSION OF THE CITY OF SUMMERSET, SOUTH DAKOTA.

THIS _____ DAY OF _____, 20____.

COMMISSION MEMBER: _____

BOARD OF COMMISSIONERS

WHEREAS THERE HAS BEEN PRESENTED TO THE BOARD OF COMMISSIONERS, THE WITHIN PLAT OF THE ABOVE-DESCRIBED LANDS, AND IT APPEARS TO THIS BOARD OF COMMISSIONERS THAT:

- THE SYSTEM OF STREETS SET FORTH THEREIN CONFORMS TO THE SYSTEM OF STREETS OF THE EXISTING PLATS OF THE CITY;
 - ALL PROVISIONS OF THE CITY'S SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH;
 - ALL TAXES AND SPECIAL ASSESSMENTS UPON THE TRACT OR SUBDIVISION HAVE BEEN FULLY PAID; AND
 - 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.

MAYOR _____

FINANCE OFFICER _____

CERTIFICATE OF FINANCE OFFICER

I, FINANCE OFFICER OF THE CITY OF SUMMERSET, 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____.

FINANCE OFFICER: _____

CERTIFICATE OF FINANCE OFFICER

I, FINANCE OFFICER OF THE CITY OF SUMMERSET, DO HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS WHICH ARE LIENS UPON THE DESCRIBED LANDS ARE FULLY PAID ACCORDING TO THE RECORDS OF MY OFFICE.

DATE THIS _____ DAY OF _____, 20____.

FINANCE OFFICER: _____

CERTIFICATE OF COUNTY TREASURER

STATE OF SOUTH DAKOTA COUNTY OF MEADE ss
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 _____, 20____.

TREASURER OF MEADE COUNTY _____

CERTIFICATE STREET/ROAD AUTHORITY

THE LOCATION OF THE PROPOSED ACCESS TO THE HIGHWAY OR STREET AS SHOWN HEREON IS HEREBY APPROVED. ANY CHANGE IN THE LOCATION OF THE PROPOSED ACCESS WILL REQUIRE ADDITIONAL APPROVAL.

DATED THIS _____ DAY OF _____, 20____.

HIGHWAY OR STREET AUTHORITY _____

CERTIFICATE OF EQUALIZATION AND PLANNING

STATE OF SOUTH DAKOTA COUNTY OF MEADE ss
I, MEADE COUNTY DIRECTOR OF EQUALIZATION, 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 _____

OFFICE OF THE REGISTER OF DEEDS

PREPARED BY: _____ SHEET 1 OF 1

ALL ASPECTS INC.
SURVEYING & MAPPING

Project: ANI-22-044
Date: APRIL 14, 2022
Rev: _____
Surveyed by: BN
Prepared by: PD

All Aspects Inc.
444 50th Ave SE
Spearfish SD 57783
605-491-2344
lmbopisood@gmail.com



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 LOT N Revised in the
NW 1/4 of SE 1/4 of section 6, T2N, R7E, B.H.M., Meade County, South DAKOTA
 PROPOSED 9 acre split from South East corner
 LOCATION _____
 Size of Site—Acres 9 acres Square Footage _____ Proposed Zoning Conditional
 DESCRIPTION OF REQUEST: _____
 Utilities: Private / Public _____
 Water Black Hawk
 Sewer Septic

APPLICANT

Name Mark & Francine Cropley Phone (605) 981-0075
 Address 574 Americas way PMB 1515-2 E-mail Francinecropley@gmail.com
 City, State, Zip Box ELDER, SD, 57719 Signature _____ Date _____
 PROJECT PLANNER - AGENT

Name Mark & Francine Cropley Phone (605) 981-0075
 Address 574 Americas way PMB 1515-2 E-mail Francinecropley@gmail.com
 City, State, Zip Box ELDER, SD, 57719 Signature _____ Date _____
 OWNER OF RECORD (if different from applicant)

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

* See docu-sign
 Property Owner Signature _____ Date _____ Property Owner Signature _____ Date _____
 Signature _____ Date _____ Signature _____ Date _____
 Print Name: _____ Print Name: _____
 Title*: _____ 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
- Quaal Road District
- Other: _____
- Other: _____
- Other: _____

Planning and Zoning Meeting Date: _____
 Commission Meeting Date: _____
 Date Paid: _____ Payment Type: Cash Check Credit Card

Preliminary/Final Plat Review
Lots 1 and 2 and Dedicated Public Right-of-Way for Black Hawk
Road of the Cropley Subdivision

Formerly Lot N Revised, Located in the NW1/4SE1/4 of Section 6, T2N, R7E, BHM, Meade County, SD

General Information:

Parcel Acreage 28.77 Acres
Location NW1/4SE1/4 of Section 6 T.2N.,R.7E., BHM
Date of Application NA
Reviewed By: Gary Anderson, LS, HDR Engineering, Inc.

Purpose: Split 1 lot into 2

Access and Utilities: Access off Captain Soelzer St., water from Black Hawk Water Users District,
septic sewer

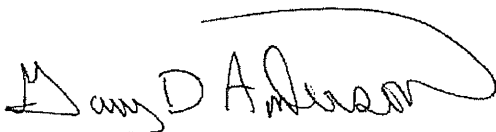
Fire Protection: Black Hawk Volunteer Fire Department

Drainage: Minimal Flood Hazard

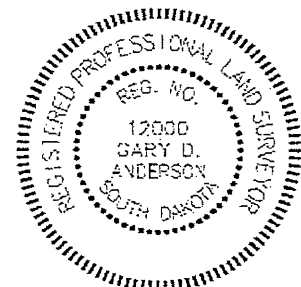
Final Plat Review:

Bearings and distances do not close.

If survey was not completed in grid coordinate system, this should be indicated on the plat along with conversion to ground coordinate system.



Gary Anderson, LS 12000



Memo

Date: Wednesday, April 13, 2022

Project: Lot N Revised Layout Review

To: Lisa Schieffer, City Administrator

From: HDR, Inc

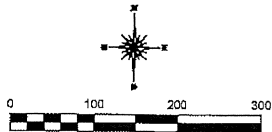
Subject: Preliminary Plat Review

General

1. Proposed 50' Access and Utility Easement needs to be a 66' public right-of-way.
2. Need to provide a street plan (Summerset Ordinance 151.052.F)
 - a. See Summerset IDCM for Street and Right-of-way design criteria.
 - b. See Summerset IDCM Figure 2-1 for street and right-of-way criteria.
3. Need to provide a soil erosion and sediment plan (Summerset Ordinance 151.052.A)
4. Need to provide water distribution plan (Summerset Ordinance 151.052.B)
5. Need to provide a stormwater management plan (Summerset Ordinance 151.052.D)
 - a. See Summerset IDCM for Stormwater design criteria (Section 4).
6. Need to provide a utility distribution plan (Summerset Ordinance 151.052.E)
 - a. See Summerset IDCM for Street Light location and spacing requirements (Secion 2.19.2).
7. Need to complete a geotechnical evaluation per Meade County Ordinance 20, Section 5.1.2.4.
8. Proposed residential lot can go away as it is the City's understanding that the intended residence will be the manager's quarters for the campground.
9. Need to submit a letter of approval from Black Hawk Water Users District.

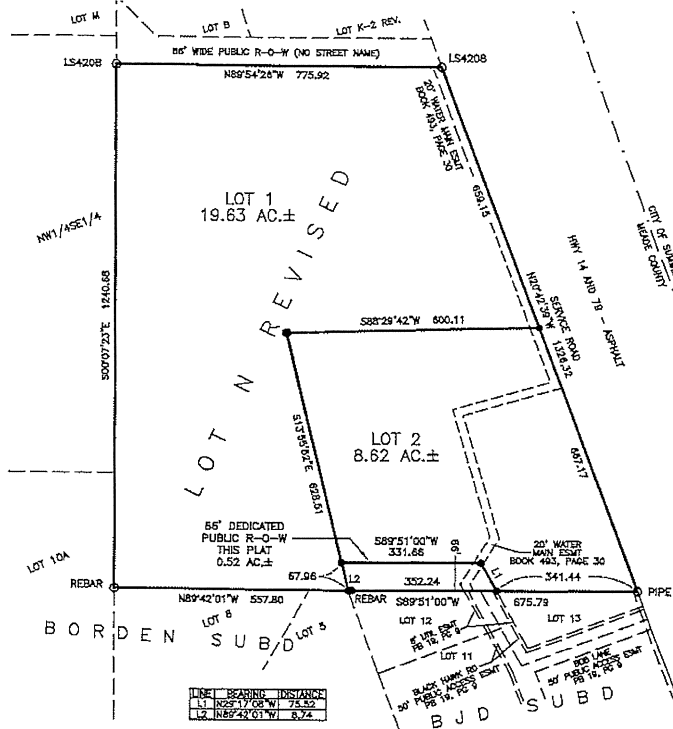
**PLAT OF LOTS 1 AND 2 AND DEDICATED PUBLIC RIGHT-OF-WAY
FOR BLACK HAWK ROAD OF THE CROPLEY SUBDIVISION;
FORMERLY LOT N REVISED, LOCATED IN THE NW 1/4 SE 1/4 OF SECTION 6 T2N, R7E, BHM,
MEADE COUNTY, SOUTH DAKOTA**

OWNER:
JO ANNE DAVIS ETAL
C/O ROBERT HATCH
6739 W ELMWOOD DR
BLACK HAWK SD 57718



LEGEND:
○ FOUND MONUMENT AS NOTED
● SET PIN AND CAP "LS1191B"

- NOTES:**
- TOTAL AREA THIS PLAT: 28.77 ACRES±.
TOTAL LOT AREA THIS PLAT: 28.25 ACRES±.
AVERAGE AREA PER LOT: 14.12 ACRES±.
 - TOTAL AREA R-O-W THIS PLAT: 0.52 ACRES±.
 - IF UTILITY EASEMENT ON INTERIOR OF ALL LOT LINES, REMOVAL OR MODIFICATION OF ANY OBSTRUCTION OR IMPEDIMENT TO SUCH AN EASEMENT SHALL BE THE FINANCIAL RESPONSIBILITY OF THE LAND OWNER.
 - PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2, THE DEVELOPER OF THE PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATERS OF THE STATE, INCLUDING GROUNDWATER, LOCATED TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWERAGE FROM SUCH SUBDIVISION AND SHALL IN PROSECUTION OF SUCH PROTECTIONS CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES RELATING TO SAME.
 - WE HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON OR OVER THOSE PORTIONS OF LAND DESIGNATED HEREON AS EASEMENTS.
 - SUBJECT PROPERTIES ARE WITHIN THE THREE MILE ETJ OF THE CITY OF SUMMERSET.



SURVEYOR'S CERTIFICATE

I, BRADLEY J. LIMBO, REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, CERTIFY TO THE ABOVE NAMED OWNER(S), THAT AT THE REQUEST OF SAID OWNER(S), THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION, ON THE GROUND TO THE NORMAL STANDARDS OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE STATE OF SOUTH DAKOTA. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD AS PERFORMED BY MYSELF.

BRADLEY J. LIMBO RLS # 11918 DATE _____

OWNER'S CERTIFICATE

STATE OF SOUTH DAKOTA COUNTY OF MEADE ss
I/WE, JO ANNE DAVIS, DO HEREBY CERTIFY THAT I/WE ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT THIS PLAT WAS MADE AT MY/OUR REQUEST AND THAT I/WE DO APPROVE THIS PLAT AS HEREON SHOWN AND THAT DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.

SIGNATURE(S): _____
6739 W ELMWOOD DR. BLACK HAWK SD 57718

ACKNOWLEDGMENT OF OWNER

STATE OF SOUTH DAKOTA COUNTY OF MEADE ss
ON THIS _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

PLANNING COMMISSION

THE CITY OF SUMMERSET PLANNING AND ZONING COMMISSION CERTIFIES IT HAS REVIEWED THIS FINAL PLAT AND HEREBY RECOMMENDS APPROVAL TO THE CITY COMMISSION OF THE CITY OF SUMMERSET, SOUTH DAKOTA.

THIS _____ DAY OF _____, 20____.

COMMISSION MEMBER: _____

BOARD OF COMMISSIONERS

WHEREAS THERE HAS BEEN PRESENTED TO THE BOARD OF COMMISSIONERS, THE WITHIN PLAT OF THE ABOVE-DESCRIBED LANDS, AND IT APPEARS TO THIS BOARD OF COMMISSIONERS THAT:

- THE SYSTEM OF STREETS SET FORTH THEREIN CONFORMS TO THE SYSTEM OF STREETS OF THE EXISTING PLATS OF THE CITY;
- ALL PROVISIONS OF THE CITY'S SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH;
- ALL TAXES AND SPECIAL ASSESSMENTS UPON THE TRACT OR SUBDIVISION HAVE BEEN FULLY PAID; AND
- 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.

MAYOR _____

FINANCE OFFICER _____

CERTIFICATE OF FINANCE OFFICER

I, FINANCE OFFICER OF THE CITY OF SUMMERSET, 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____.

FINANCE OFFICER: _____

CERTIFICATE OF FINANCE OFFICER

I, FINANCE OFFICER OF THE CITY OF SUMMERSET, DO HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS WHICH ARE LIENS UPON THE DESCRIBED LANDS ARE FULLY PAID ACCORDING TO THE RECORDS OF MY OFFICE.

DATE THIS _____ DAY OF _____, 20____.

FINANCE OFFICER: _____

CERTIFICATE OF COUNTY TREASURER

STATE OF SOUTH DAKOTA COUNTY OF MEADE ss
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 _____, 20____.

TREASURER OF MEADE COUNTY _____

CERTIFICATE STREET/ROAD AUTHORITY

THE LOCATION OF THE PROPOSED ACCESS TO THE HIGHWAY OR STREET AS SHOWN HEREON IS HEREBY APPROVED. ANY CHANGE IN THE LOCATION OF THE PROPOSED ACCESS WILL REQUIRE ADDITIONAL APPROVAL.

DATED THIS _____ DAY OF _____, 20____.

HIGHWAY OR STREET AUTHORITY _____

CERTIFICATE OF EQUALIZATION AND PLANNING

STATE OF SOUTH DAKOTA COUNTY OF MEADE ss
I, MEADE COUNTY DIRECTOR OF EQUALIZATION, 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 _____

OFFICE OF THE REGISTER OF DEEDS _____

PREPARED BY: _____ SHEET 1 OF 1
ALL ASPECTS INC.
SURVEYORS
1101 11th St. SW
Fargo ND 58103
701-785-1111
www.allaspectsinc.com