

OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
REGULAR MEETING
June 27th, 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, Casey Kenrick, John Hough, and Mike Martin present. Also present was the City Administrator.

CALL FOR CHANGES: Motion by Kenrick, second by Martin to approve the agenda of the meeting for June 27th, 2023. Motion carried.

CONSENT CALENDAR: Motion by Hirsch, second by Martin to approve the minutes of the regular meeting of May 9th, 2023. Motion carried.

CONDITIONAL USE PERMIT – FREEDOM INVESTMENTS LLC
Motion by Martin, second by Kenrick to open discussion. Motion carried.

Coulter Boyer from Freedom Investments LLC was present via telephone to answer any questions.

The Board reviewed the documents and discussed the certified mailings that went out and that no one objected to the same.

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

Motion by Kenrick, second by Hirsch to recommend approval of the conditional use permit to the Board of Commissioners. Motion carried.

VARIANCE REQUEST – FREEDOM INVESTMENTS LLC
Motion by Hirsch, second by Kenrick to open discussion. Motion carried.

The Board reviewed the documents and the ordinance states not less than 1500 feet between the two signs. Freedom Investment is asking for a separation of 850 – 900 feet, and both signs will be non-lighted. They would be 500 feet from the closest resident per ordinance. The Board discussed that no objections had been received.

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

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

ADJOURNMENT

Motion by Martin, second by Kenrick to adjourn the meeting at 6:08 p.m. Motion carried.

Stephany Baumeister, Finance Officer

Brody Oldfield, Chairman

Published once _____ at a cost of \$ _____.



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
- 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) _____

RECEIVED BY: JUN 21 2023

LEGAL DESCRIPTION (Attach additional sheets as necessary)

EXISTING Parcel ID QC.63.125R-1
Lot 125R-1 in SunValley Estates

PROPOSED Utility easement vacate Variance

LOCATION 13910 Telluride St

Size of Site-Acres

Square Footage

Proposed Zoning

DESCRIPTION OF REQUEST: Utility easement Variance, the section on the easement adjacent to lot 125R-1 8x25 section and lot adjacent

Utilities: Private / Public

Water

HARDSHIP: to lot 125R-2 in a 30' long by 8' wide Section ^{see attached}

Sewer

APPLICANT

Letter with map

Name Darin McIntosh + Kelly McIntosh

Phone 605-787-0746

Address 13910 Telluride St

E-mail Kellymcintosh79@gmail.com

City, State, Zip Summerset, SD 57769

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 _____

Property Owner Signature [Signature]

Date 6/20/23

Property Owner Signature [Signature]

Date 6/20/23

Signature [Signature]

Date 6/20/23

Signature [Signature]

Date 6/20/23

Print Name: Darin McIntosh

Print Name: Kelly McIntosh

Title*: Owner

Title*: Owner

*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: _____
-

Board of Adjustments Meeting Date: _____

Date Paid: _____

Sign Deposit Received: _____ Amount: _____ Sign returned: _____ Payment Type: Cash Credit Check

Lisa Schieffer

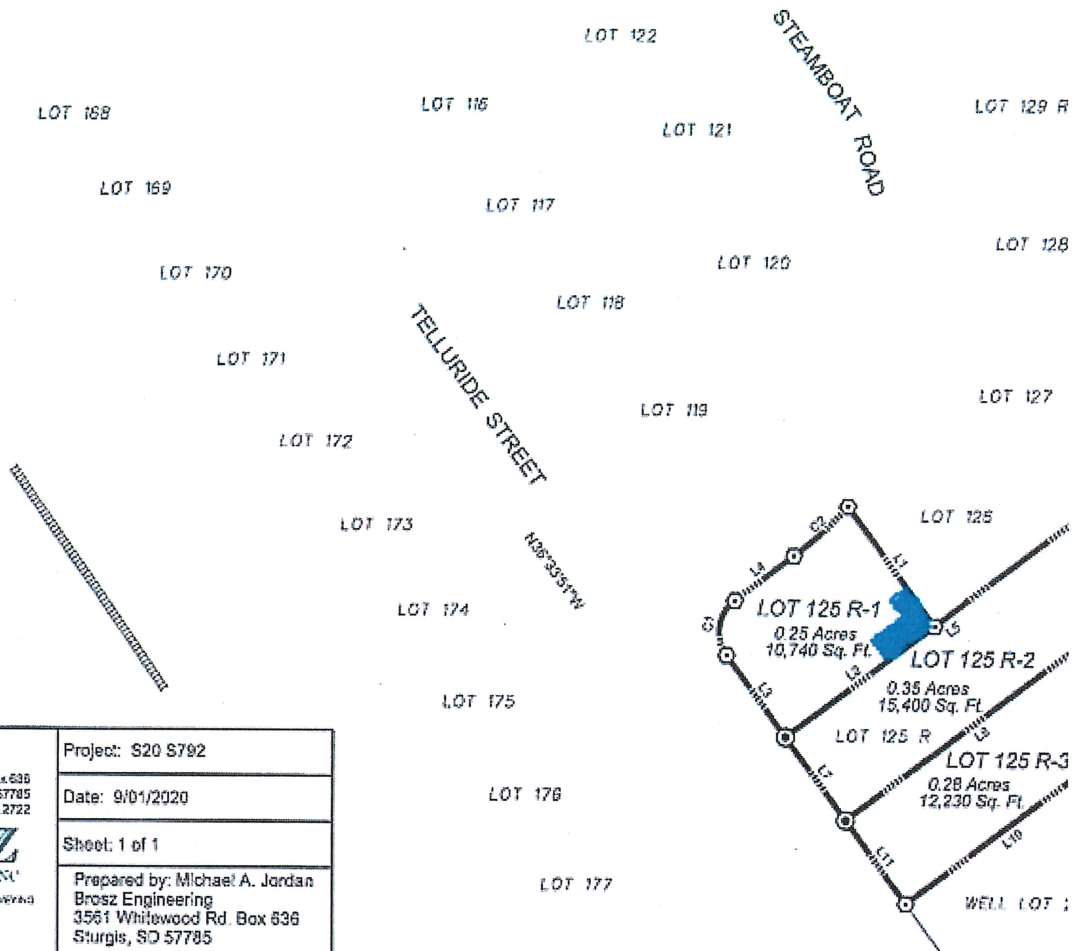
From: Kelly McIntosh <kellymcintosh79@gmail.com>
Sent: Thursday, June 22, 2023 9:19 PM
To: Lisa Schieffer
Subject: easement vacate variance


As owners of the Lot in Sun Valley Estates Darin McIntosh and Kelly McIntosh request a drainage and utility easement vacate variance for a section of land in the east corner of lot 125 R-1 of Sun Valley Estates Parcel ID QC.63.125R1. The section of minor drainage and utility easement to be vacated is highlighted in Blue. The section encroaches on the easement adjacent to lot 125R-1 in an 8' x 25' section, and the lot adjacent to lot 125 R-2 in a 30' long and 8' wide section to be vacated. There currently are no facilities known in this easement.

Thanks

Darin and Kelly McIntosh

LOCATED IN LOT 125R
OF THE SE1/4 OF THE SW1/4 OF SECTION 14
TOWNSHIP 3 NORTH RANGE 6 EAST OF THE B.H.M., CITY OF SUMMER
MEADE COUNTY, SOUTH DAKOTA



	Project: S20 S792
	Date: 9/01/2020
	Sheet: 1 of 1
	Prepared by: Michael A. Jordan Brosz Engineering 3561 Whitewood Rd. Box 636 Sturgis, SD 57785

NOTES:

BASIS OF BEARING: THE NORTH RIGHT OF WAY LINE OF TELLURIDE STREET AS SHOWN ON THE PLAT OF SUN VALLEY ESTATES, LOTS 111-133, TRACT D AND THE RIGHT OF WAY OF STEAMBOAT ROAD RECORDED IN PLAT BOOK 22, PAGES 334.

BUILDING SETBACKS ARE 25' TO THE FRONT AND BACK LOT LINES AND 8' TO THE SIDE LOT LINES UNLESS OTHERWISE NOTED

ANY MAJOR DRAINAGE EASEMENT SHOWN HEREIN 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, IMPROVE, AND REPAIR SUCH STRUCTURES AS IT DEEMS NECESSARY TO FACILITATE DRAINAGE FROM ANY SOURCE.

AN 8" UTILITY AND MINOR DRAINAGE EASEMENT IS

THE PLAT OF SUN VALLEY ESTATES, LOTS 111-133, AND THE RIGHT OF WAY OF STEAMBOAT ROAD IS RECORDED IN PLAT BOOK 22, PAGES 334.

THE PLAT OF SUN VALLEY ESTATES, WELL LOT 2 IS RECORDED IN PLAT BOOK 23, PAGE 281-285

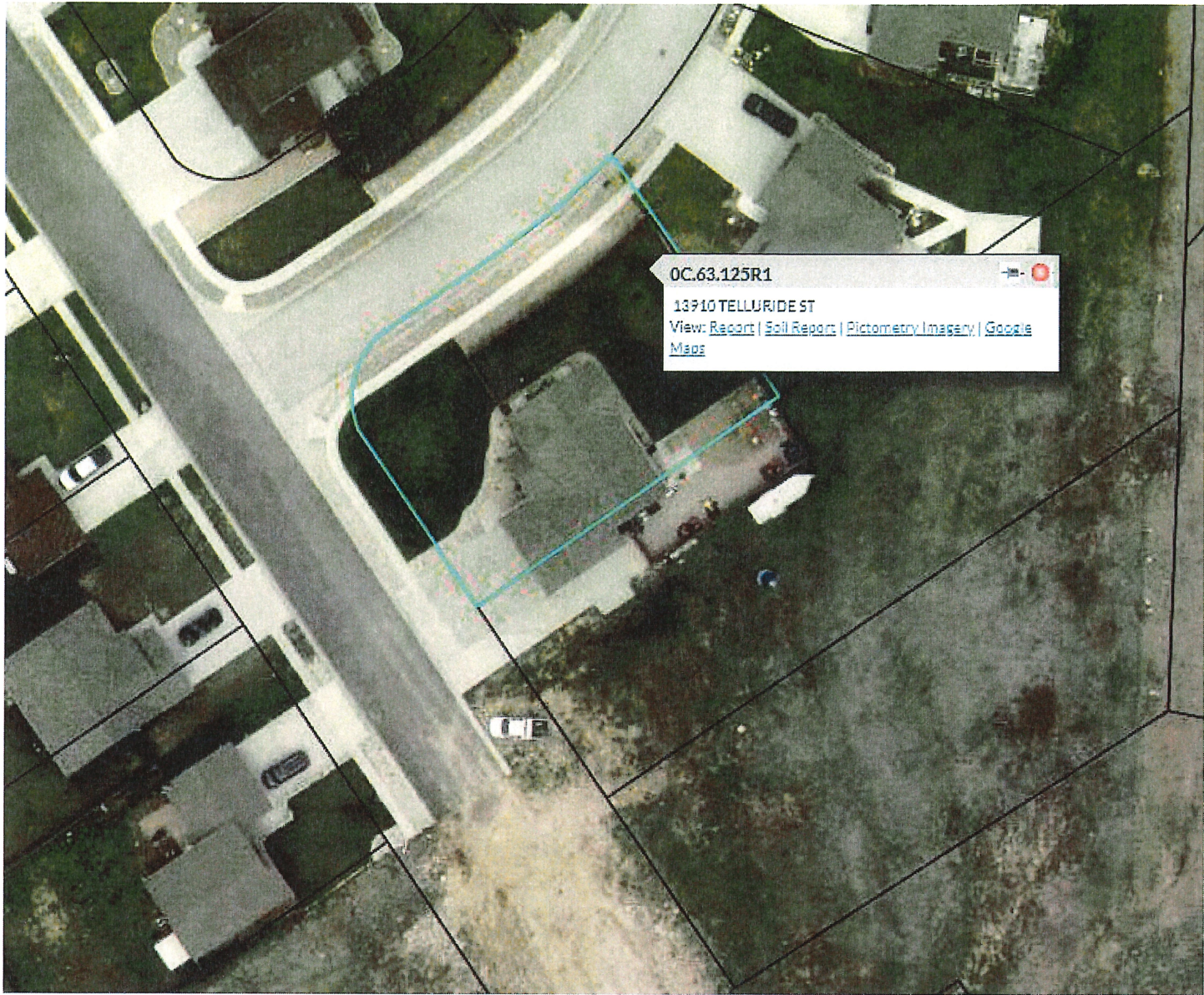
THE PLAT OF SUNVALLEY ESTATES, LOTS 164-177 IS RECORDED IN PLAT BOOK 23, PAGE 172

THE PLAT OF SUNVALLEY ESTATES, TELLURIDE STREET IS RECORDED IN PLAT BOOK 22, PAGE 114-115

THE PLAT OF SUNVALLEY ESTATES, LOT 125R IS RECORDED IN PLAT BOOK 25, PAGE 176

Line Table		
Name	Length	Direction
L1	94.79	S 35°33'51" E
L2	120.00	S 53°26'09" W
L3	65.00	N 36°33'51" W
L4	49.00	N 53°26'09" E
L5	267.34	N 63°28'09" E
L6	81.62	S 0°3'22" E

Curve Table				
Name	Radius	Arc Length	Chord Length	Tangent Length
C1	25.00	39.27	35.36	25.00



0C.63.125R1

13910 TELLURIDE ST

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

NOTICE OF PUBLIC HEARING

NOTICE OF HEARING APPLICATION FOR VARIANCE BEFORE THE CITY OF SUMMERSET PLANNING & ZONING BOARD

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

Applicant: Darin & Kelly McIntosh

Legal Description:

Existing: Sun Valley Estates Lot 125 R-1, Township 3 North, Range 6 East, BHM, City of Summerset, Meade County SD

13910 Telluride Street, Summerset SD

Variance:

Request for variance on area regulations.

155.058 Area Regulations – Setback requirements.

155.060 Other Regulations.

The owners of the Lot in Sun Valley Estates Darin McIntosh and Kelly McIntosh request a drainage and utility easement vacate variance for a section of land in the east corner of lot 125 R-1 of Sun Valley Estates Parcel ID QC.63.125R1. The section encroaches on the easement adjacent to lot 125R-1 in an 8' x 25' section, and the lot adjacent to lot 125 R-2 in a 30' long and 8' wide section to be vacated. There currently are no facilities known in this easement.

Notice is further given that said application 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 25th day of July 2023. 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 30th day of June, 2023.

City of Summerset

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

Customer Ad Proof

132-60017480 SUMMERSET FINANCE OFFICE

Order Nbr 58301

Publication	Rapid City Journal		
Contact	SUMMERSET FINANCE OFFICE	PO Number	Lisa Schieffer
Address 1	7055 LEISURE LANE	Rate	Open
Address 2		Order Price	55.99
City St Zip	SUMMERSET SD 57718	Amount Paid	0.00
Phone	6057189858	Amount Due	55.99
Fax	6051789883		
Section	Legal	Start/End Dates	07/06/2023 - 07/06/2023
SubSection		Insertions	1
Category	0058 Hearings	Size	63
Ad Key	58301-1	Salesperson(s)	Legals 90
Keywords	NOTICE OF PUBLIC HEARING APPLICATION	Taken By	Shawn Killinger
Notes			

Ad Proof

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Dated this 30th day of June, 2023.
City of Summerset

(Published July 6, 2023, at the total approximate cost of \$55.99 and may be viewed free of charge at www.sdpublicnotices.com)
Legal No: 58301