

OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
REGULAR MEETING
July 25th, 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, and Casey Kenrick present. Absent: John Hough and Mike Martin. Also present was the City Administrator.

CALL FOR CHANGES: Motion by Hirsch, second by Kenrick to approve the agenda of the meeting for July 25th, 2023. Motion carried.

CONSENT CALENDAR: Motion by Kenrick, second by Hirsch to approve the minutes of the regular meeting of June 27th, 2023. Motion carried.

VARIANCE REQUEST – DARIN & KELLY MCINTOSH

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

Darin McIntosh presented to the Board a request for a utility vacate variance for the east corner of Lot 125-R1 and adjacent to Lot 125-R2, both owned by McIntosh. The Board asked if they were also asking for a setback variance on a future build. McIntosh stated not at this time, it was only for the utility variance.

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

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

ADJOURNMENT

Motion by Kenrick, second by Hirsch to adjourn the meeting at 6:03 p.m. Motion carried.

Stephany Baumeister, Finance Officer

Brody Oldfield, Chairman

Published once _____ 2023 at a cost of \$ _____.



CORRECTED

7/28/2023

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
☐ Minor Boundary Change
☐ 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) _____

RECEIVED
JUL 28 2023

BY: _____

LEGAL DESCRIPTION (Attach additional sheets as necessary)

EXISTING

Lot 2 and Lot 3 Semmler Subdivision, Summerset, BHM, Meade County, SD (see attached plat)

PROPOSED no change

LOCATION SE side of INDEPENDENCE STREET between existing Semmler and RCS properties (see attached plat)

Size of Site—Acres 0.417 + 0.576 acres

Square Footage 43,270.88

Proposed Zoning no change

DESCRIPTION OF REQUEST: Conditional use permit for McKeever Properties, LLC to
 build a warehouse to store their products for local
 delivery.

Utilities: Private / Public

Water BHOW

Sewer Summerset

APPLICANT

Name McKeever Properties, LLC

Phone 605-881-5463

Address 2637 15th Ave SE

E-mail mckeever@midconetwork.com

City, State, Zip Watertown, SD 57201

PROJECT PLANNER - AGENT

Name Phil Olsen, Broker

Phone 605-390-8868

Address PO Box 795

E-mail polsen1@midco.net

City, State, Zip Black Hawk, SD 57718

OWNER OF RECORD (If different from applicant)

Name Steve Elfstrand

Jim Semmler

Phone Elfstrand 605-431-8725

Semmler 605-391-9373

Address 9151 N, Emerald Ridge Road

330 Westberry Court West

E-mail elfstrandsteve@gmail.com

jimsemmler1@msn.com

City, State, Zip Rapid City, SD 57702

Rapid City, SD 57702

Property Owner Signature

Date

Property Owner Signature

Date

Signature

Date

Print Name: Steve Elfstrand

Title*:

Signature

Date

Print Name: Jim Semmler

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: _____

Date Paid: _____

Sign Deposit Received: _____ Amount: _____ Sign returned: _____

Payment Type: Cash ☐ Check ☐ Credit ☐

06/2015

PLAT OF

LOT 1, 2, AND 3 OF SEMMLER ADDITION,
CITY OF SUMMERSET, MEADE COUNTY,
SOUTH DAKOTA.

FORMERLY: Vacated lots 3A thru 8A and Lots 9 thru 22
of Block 9 of SummerSet (USA) as shown in Plat
Book 21 Pages 313-314 at the Meade County
Register of Deeds.

LOCATED IN: NW1/4 OF SE1/4 AND SW1/4 OF SE1/4
OF SECTION 25, T3N, R6E, B4M,
SUMMERSET, MEADE COUNTY, SOUTH DAKOTA

UTILITY & MINOR DRAINAGE EASEMENT:
5' WIDE UTILITY AND MINOR DRAINAGE EASEMENTS ON THE
INTERIOR SIDE OF ALL LOT LINES EXCEPT THE COMMON LOT
LINES BETWEEN LOT 3 REV. AND LOT 1 REV. AND BETWEEN
LOT 1 REV. AND LOT 2 REV.

BUILDING RESTRICTIONS: Per Zoning Requirements

DRAINAGE NOTES:

All major drainage easements 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 necessary to
facilitate drainage from any source.

Parcel Line Table		
Line #	Length	Direction
L1	16.39	N32° 55' 39.00"E
L2	57.94	N48° 31' 55.00"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	86.38	317.16	15.60	S40° 43' 47"W	86.11
C2	108.93	236.98	26.34	N28° 27' 46"W	107.98

CERTIFICATE OF SUMMERSET 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 plot, as shown
by the records of this office, have been paid in full.

Caroline Searles
Finance Officer of the City of SummerSet

CERTIFICATE AND ACKNOWLEDGMENT OF OWNERSHIP:

State of South Dakota
County of Meade S.S.

We, James Semmler and Pam Semmler, do hereby certify that we are
the owners of the land shown and described hereon, and that this plot
was done at our request for the purposes indicated hereon; that we do
hereby approve the survey and within plot 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: *James Semmler Pam Semmler*
By: James Semmler Pam Semmler

On this 5th day of August, 2020, before me, a Notary Public,
personally appeared James Semmler and Pam Semmler, known to me to
be the persons described in the foregoing instrument and acknowledged to
me that being so authorized, they signed this plot for the purposes herein
contained.

NOTARY PUBLIC: *Leanne Anderson*
My commission expires: February 9, 2025

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 5th day of August, 2020
Don Roth
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 plot.

Dated this 5th day of August, 2020
APPROVED: *Rita Case*
Director of Equalization of Meade County

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.

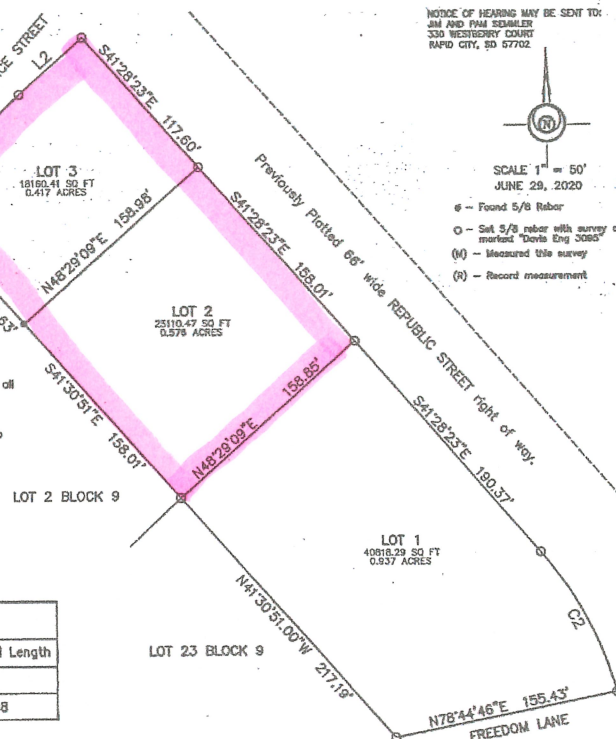
Dated this 27th day of July, 2020
Don Roth
City of SummerSet Street Authority.
South Dakota Department of Transportation
Meade County Highway Department

NOTICE OF HEARING MAY BE SENT TO:
JIM AND PAM SEMMLER
330 WESTBERRY DRIVE
RAPID CITY, SD 57702



SCALE 1" = 50'
JUNE 29, 2020

- 6 - Found 5/8 Rebar
- 0 - Set 5/8 rebar with survey cap marked "Davis Eng. 2020"
- (M) - Measured this survey
- (R) - Record measurement



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 plot of the above-described lands, and it
appears to this Council of Commissioners that:

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

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

Signed: *Paul B.* on the 15th day of July, 2020.
Mayor of the City of SummerSet

CERTIFICATE OF SUMMERSET CITY FINANCE OFFICER.

I, Finance Officer of the City of SummerSet, do hereby certify that this plot
was signed by the Mayor of the City of SummerSet on the date shown above.

Caroline Searles
Finance Officer of the City of SummerSet

CERTIFICATE OF PLANNING COMMISSION MEMBER:

I, *Francis L. Kullback*, member of the Planning Commission of the
City of SummerSet, do hereby certify that the SummerSet Planning and Zoning
Commission reviewed such minor plot on the 15th day of July, 2020,
and recommends approval of the minor plot to the City Commission of the
City of SummerSet.

B. X. G.
Member of SummerSet Planning and Zoning Commission.

CERTIFICATE OF THE REGISTER OF DEEDS

State of South Dakota
County of Meade s.s.
Doc #20005377 Recording Fee \$60.00
MEADE COUNTY REGISTER OF DEEDS
Plats Book 27 Page 92 thru 92 1 Pages
Recorded 08/13/2020 at 8:20 AM
Lara Anderson, Register of Deeds

Register of Deeds

CERTIFICATE OF SURVEYOR:

State of South Dakota
County of Pennington s.s.
I, Ronald D Davis, Registered Land Surveyor #3095 of the State of South
Dakota, do hereby certify that at 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 plot 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 15th day of July, 2020
Ronald D. Davis
Ronald D. Davis, RLS # 3095



PREPARED BY:

DAVIS ENGINEERING, INC. 1060 KINGS ROAD, RAPID CITY, SD (605) 341-3095

J2020-44 SEMMLER ADDITION

NOTICE OF PUBLIC HEARING

NOTICE OF HEARING APPLICATION FOR CONDITIONAL USE PERMIT BEFORE THE CITY OF SUMMERSET PLANNING AND ZONING BOARD

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 Ordinances as follows:

Applicant: McKeever Properties, LLC
Owner: Steve Elfstrand & Jim Semmler
Address: SE side of Independence Street between existing Semmler and RCS properties.
Address T/B/D.

Lot 2 and Lot 3, Block 9 of Semmler Addition, Section 25, Township 3 North, Range 6
East BHM, City of Summerset, Meade County SD

The applicant has requested a permitted conditional use for the following:

Property is currently zoned C-1 General Commercial:

Petitioner is asking for conditional use permit under 155.117 (E) - To allow a warehouse to store their products for local delivery.

Notice is further given that said application will be heard and considered by the City of Summerset Planning and Zoning Commission at Summerset Municipal Building, 7055 Leisure Lane, Summerset, South Dakota at 6:00 p.m. on the 22nd day of August 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 31st day of July 2023.

Lisa Schieffer
Summerset City Administrator

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Rapid City SD 57701

Certified Mail Fee \$4.35
\$3.55
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$3.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.66

Total Postage and Fees \$5.56

SCHULZE LANDSCAPING LLC (D)
1651 MISTY WOODS LN
RAPID CITY SD 57701

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Piedmont SD 57769

Certified Mail Fee \$4.35
\$3.55
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$3.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.66

Total Postage and Fees \$5.56

MARKWORTH, DOUGLAS EARL (C)
1469 SINGLE TREE DR
PIEDMONT SD 57769

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Rapid City SD 57702

Certified Mail Fee \$4.35
\$3.55
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$3.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.66

Total Postage and Fees \$5.56

FAE 455085R SLAPSHOT LLC (D)
2920 WEST MAIN ST SUITE 2
RAPID CITY SD 57702

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Rapid City SD 57709

Certified Mail Fee \$4.35
\$3.55
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$3.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.66

Total Postage and Fees \$5.56

RDR INVESTMENTS LLLP (D)
PO BOX 9365
RAPID CITY SD 57709

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Black Hawk SD 57718

Certified Mail Fee \$4.35
\$3.55
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$3.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.66

Total Postage and Fees \$5.56

SUN RAE PROPERTIES LLC (D)
PO BOX 680
BLACK HAWK SD 57718

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Pierre SD 57501

Certified Mail Fee \$4.35
\$3.55
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$3.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.66

Total Postage and Fees \$5.56

Sent To
SD DEPT OF TRANSPORTATION (D)
700 E BROADWAY AVE
PIERRE SD 57501

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Rapid City SD 57702

Certified Mail Fee \$4.35

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 \$0.66

Total Postage and Fees \$5.01

INDEPENDENCE PROPERTIES LLC (D)
4511 S GLENVIEW PL
RAPID CITY SD 57702

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Sunset Beach NC 28468

Certified Mail Fee \$4.35

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 \$0.66

Total Postage and Fees \$5.01

Sent To

B&D LAND COMPANY LLC (D)
7447 PRESTWICK CT SW
SUNSET BEACH NC 28468

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Valley Springs SD 57068

Certified Mail Fee \$4.35

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 \$0.66

Total Postage and Fees \$5.01

FRIENDLY HORIZONS OF THE BLACK
HILLS, LLC
48475 258TH ST
VALLEY SPRINGS SD 57068

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Saint Paul MN 55104

Certified Mail Fee \$4.35

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 \$0.66

Total Postage and Fees \$5.01

Sent To

NORTHWEST RESPIRATORY SERVICE
716 PRIOR AVENUE NORTH
SAINT PAUL MN 55104

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions