

**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 Wiczorek, 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.

**INDEPENENCE 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 10<sup>th</sup>. 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 \$\_\_\_\_\_.