

**SUMMERSET CITY COMMISSION/PLANNING & ZONING
SPECIAL MEETING
SUMMERSET MUNICIPAL BUILDING
7055 LEISURE LANE
THURSDAY, MAY 19th, 2022 5:00 P.M.**

Mayor Torno called the Special Meeting to order at 5:00 p.m. Commissioners C. Hirsch, M. Kitzmiller D. Butler and M. Torno were present. Planning & Zoning Board Members B. Oldfield, D. Hirsch, M. Martin, and C. Kenrick (via telephone) were present. Absent: Commissioner A. Nasser and Planning and Zoning Board Member J. Hough. The City Administrator was also present.

Motion by M. Kitzmiller, second by C. Hirsch, to approve the agenda for the special meeting of the Summerset City Commission for May 19th, 2022. Motion carried.

STARMAN LAYOUT PLAN – ADDRESSING THE REVIEW

Motion by M. Kitzmiller, second by D. Butler, to open discussion. Motion carried.

Mayor Torno presented the review done by HDR Engineering as asked for input from the Board on each of the following items:

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, 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

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

*No action was taken.

ADJOURNMENT

Motion by B. Oldfield, second by M. Martin, to adjourn at 5:38 p.m. Motion carried.

(SEAL)

ATTEST:

Candace Sealey
Finance Officer

Melanie Torno
Mayor

Published once _____ at a cost of \$_____.