

OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
REGULAR MEETING
FEBRUARY 15th, 2023 @ 6:00 P.M.

The meeting was called to order by Commissioner Oldfield at 6:00 p.m.

ROLL CALL: Brody Oldfield, Dustin Hirsch, Casey Kenrick (via telephone), and Mike Martin present. Absent: John Hough. Also present was the City Administrator.

CALL FOR CHANGES: Motion by Hirsch, second by Martin to approve the agenda of the meeting for February 15th, 2023. Motion carried.

CONSENT CALENDAR: Motion by Martin, second by Hirsch to approve the minutes of the regular meeting of January 24th, 2023. Motion carried.

MAURICE COTTON – FINAL PLAT

Plat of Lot 17D Revised and 17E Revised of Rendezvous Ranch Subdivision and Lot 17-R2 of Truman Quaal Subdivision. Formerly all of Lot 17D, Lot 17E and Lot 17-2R of Rendezvous Ranch Subdivision and all of Lot 17-R of Truman Quaal Subdivision. Located in the W1/2 of Section 30, Township 3 North, Range 7 East of the Black Hills Meridian, Meade County, SD.

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

City Administrator Lisa Schieffer presented the final plat and informed the Board that HDR Engineering had stated that all criteria had been met.

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

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

NEW LEAF – PRELIMINARY PLAT

Plat of Lots 1-6 & Dedicated Heather Lane Right-of-Way, New Leaf Subdivision, (formerly Tract 1 of Richardson Subdivision Less Hot H1, less Lot H2 & less Lot H3 of Tract 1 of Richardson Subdivision) located in Section 31, Township 3 North, Range 7 East, Black Hills Meridian, City of Summerset, Meade County, SD

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

Matt Leon came before the Board to answer any questions. City Administrator Lisa Schieffer presented the preliminary plat along with the reviews from HDR Engineering.

Motion by Kitzmiller, second by Martin, to close discussion. Motion carried.

Motion by Martin, second by Hirsch, to recommend approval of the preliminary plat to the Board of Commissioners, contingent upon all matters being addressed on the reviews.

ADJOURNMENT

Motion by Martin, second by Hirsch, to adjourn the meeting at 6:07 p.m. Motion carried.

Stephany Baumeister, Interim Finance Officer

Brody Oldfield, Chairman

Published once _____ at a cost of \$_____.



3/28 4/16

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) _____

LEGAL DESCRIPTION (Attach additional sheets as necessary)

EXISTING

N/A

PROPOSED

11700 Constitution Street

LOCATION

Summerset, SD

Size of Site (Acres)

2.46

Square Footage

10,164 - building

Proposed Zoning

Commercial

DESCRIPTION OF REQUEST:

mini storage in commercial zoning

Utilities: Private / Public

Water —

Sewer —

APPLICANT

Name Mehlhoff Construction, Inc.

Phone 605-484-1385

Address 7674 country view place

E-mail bmehlth@rap.midco.net

City, State, Zip Rapid City, SD 57702

PROJECT PLANNER - AGENT

Name Mehlhoff construction, Inc.

Phone 605-484-1385

Address 7674 Country view place

E-mail bmehlth@rap.midco.net

City, State, Zip Rapid City, SD 57702

OWNER OF RECORD (if different from applicant)

Name John Milliron

Phone (605) 214-5988

Address 11700 Constitution St

E-mail Johnmiller@rap.midco.net

City, State, Zip Summerset, SD 57718

John Milliron 3-2-23

Property Owner Signature

Date

Property Owner Signature

Date

Holly Mehlhoff 3-2-23

Signature

Date

Signature

Date

Print Name: Holly Mehlhoff

Print Name: _____

Title*: Secretary / Agent

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: _____

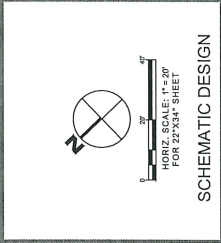
Planning and Zoning Meeting Date: _____

Date Paid: _____

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

Payment Type: Cash Check Credit

PRELIMINARY
NOT FOR CONSTRUCTION



**MILLIRON GRANITE
BUILDING 2**

REVISIONS:
SUMMERSET, SD

Project Number: 23-212
Date: 3/2/2023

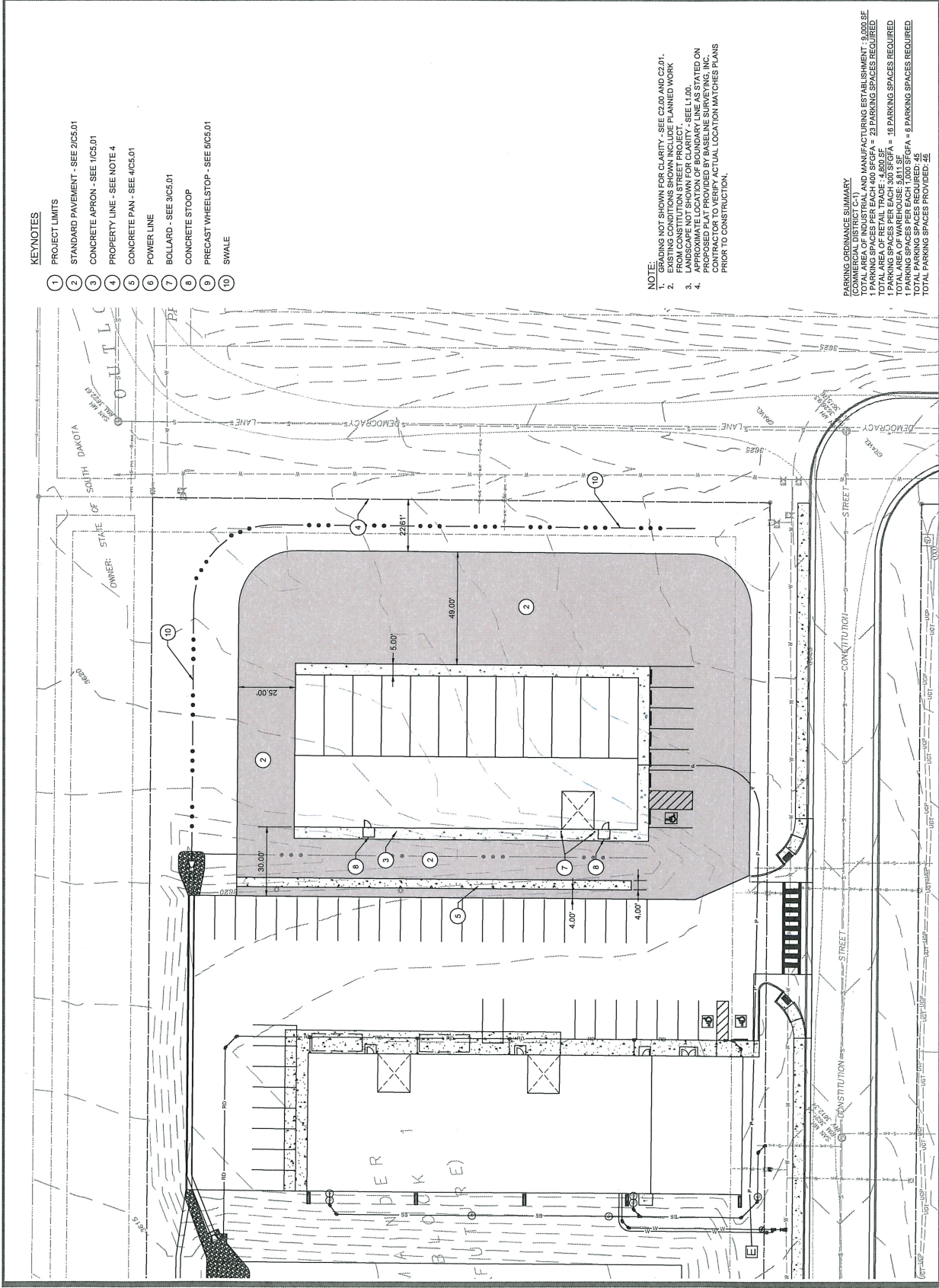
**SITE PLAN OPTION 3
C1.03**

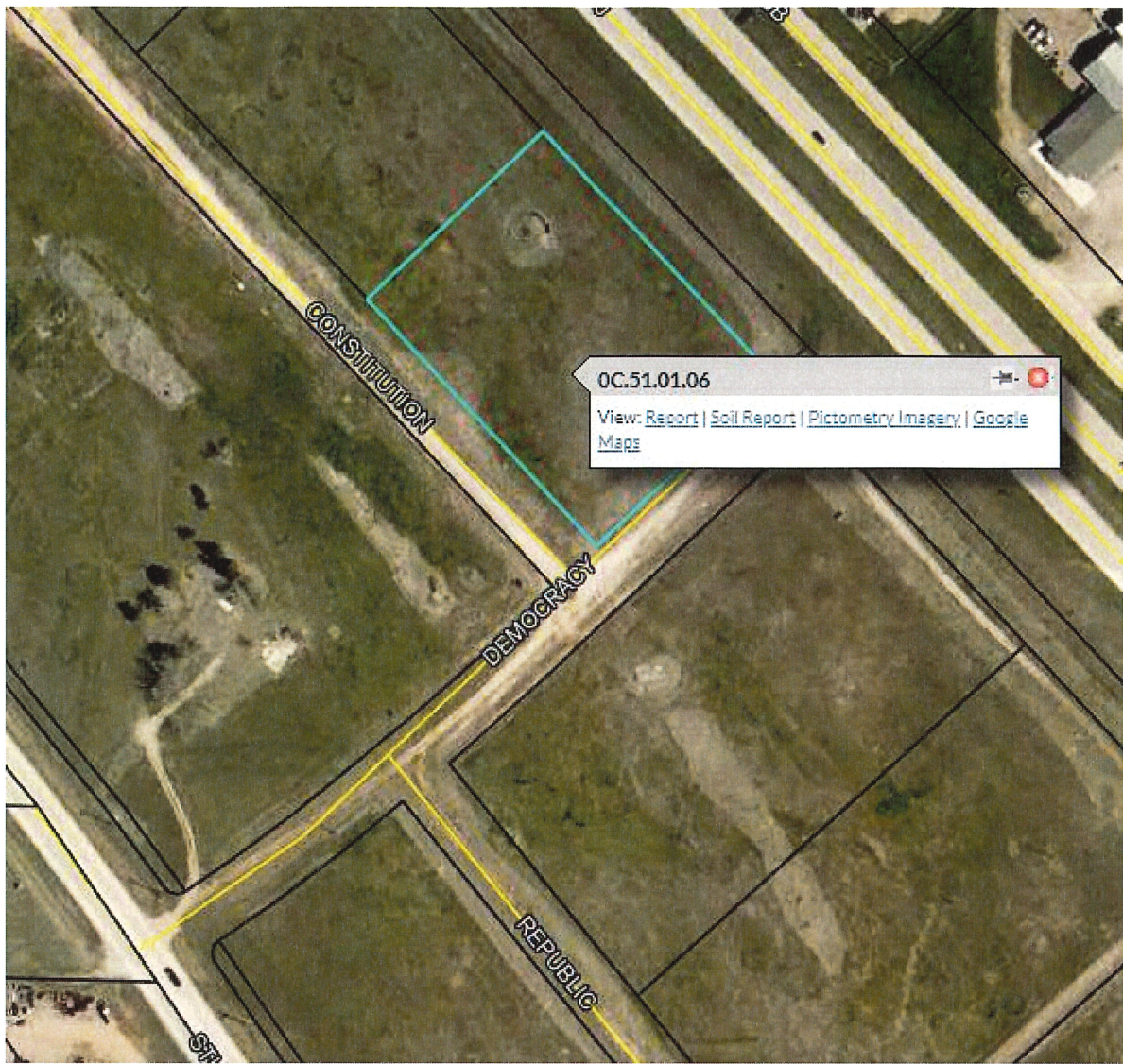
KEYNOTES

- 1 PROJECT LIMITS
- 2 STANDARD PAVEMENT - SEE 2/C5.01
- 3 CONCRETE APRON - SEE 1/C5.01
- 4 PROPERTY LINE - SEE NOTE 4
- 5 CONCRETE PAV. - SEE 4/C5.01
- 6 POWER LINE
- 7 BOLLARD - SEE 3/C5.01
- 8 CONCRETE STOOP
- 9 PRECAST WHEELSTOP - SEE 5/C5.01
- 10 SWALE

NOTE:
1. LEADING NOT SHOWN FOR CLARITY - SEE C2.00 AND C2.01.
2. EXISTING CONDITIONS SHOWN INCLUDE PLANNED WORK FROM CONSTITUTION STREET PROJECT. SEE L1.00.
3. APPROXIMATE LOCATION OF BOUNDARY LINES AS STATED ON PROPOSED PLAT PROVIDED BY BASELINE SURVEYING, INC. CONTRACTOR TO VERIFY ACTUAL LOCATION MATCHES PLANS PRIOR TO CONSTRUCTION.

PARKING SPACES SUMMARY (COMMERCIAL DISTRICT C1)
TOTAL AREA OF INDUSTRIAL AND MANUFACTURING ESTABLISHMENT - 9,000 SF
1 PARKING SPACES PER EACH 400 SF OF A = 23 PARKING SPACES REQUIRED
TOTAL AREA OF WAREHOUSE 5,811 SF
1 PARKING SPACES PER EACH 300 SF OF A = 19 PARKING SPACES REQUIRED
TOTAL PARKING SPACES REQUIRED 42
TOTAL PARKING SPACES PROVIDED 45





NOTICE OF PUBLIC HEARING

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

Notice is hereby given that the following petitioner has applied to the City of Summersset Planning and Zoning Board under the provisions of the City of Summersset Zoning Ordinances as follows:

Applicant: Mehlhaff Construction, Inc.
Owner: Milliron Granite & Quartz/John Milliron
Address: 11700 Constitution Street, Summersset SD

The portion of Lot B of the East ½ of the NW1/4 of Section 25, Township 3 North, Range 6 East of the Black Hills Meridian, City of Summersset, Meade County, SD as shown on the plat filed in Plat Book 5 on Page 15, lying southerly and westerly of Out Lot 1, lying northerly and easterly of the Constitution Street right-of-way, lying southerly and easterly of Lot 4R in Block 1 of Summersset USA, and lying northerly and westerly of the northerly Independence Loop right-of-way, as shown on the plats filed in Plat Book 21 on Pages 290-291 and Plat Book 21 on Page 1 (referred to on said plats as “Remainder of Block 1”).

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) - Storage Unit.

Notice is further given that said application will be heard and considered by the City of Summersset Planning and Zoning Commission at Summersset Municipal Building, 7055 Leisure Lane, Summersset, South Dakota at 6:00 p.m. on the 28th day of March 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 3rd day of March 2023.

Lisa Schieffer
Summersset City Administrator

7022 2410 0001 5813 2217

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.63
Total Postage and Fees	\$4.78

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.63
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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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C-1 Commercial

§ 155.117 CONDITIONAL USES.

After the provisions of §§ 155.240 through 155.242 relating to conditional uses have been fulfilled, the Planning and Zoning Board may permit as permitted conditional uses:

(A) Video lottery;

(B) Radio, television, and telecommunication or wireless communication towers;

(C) Day care center;

(D) Utility facility, public; and

(E) Other uses may be allowed, provided they are not found to be contrary to intended uses of the district.

(Ord. passed 2-3-2011, § 2.18.030; Ord. passed 2-16-2017)

§ 155.135 GENERAL DESCRIPTION.

The General Industrial District (GI) is established to provide areas in which the principal use of land is for light manufacturing and assembly plants, processing, storage, warehousing, wholesaling, and distribution in which operations are conducted so that noise, odor, dust, and glare are completely confined within an enclosed building.

(Ord. passed 2-3-2011, § 2.22.010)

§ 155.136 USES PERMITTED.

The following uses shall be permitted in the GI General Industrial District:

- (A) Wholesale distributing companies, all commodities except live animals, explosives, and junk;
- (B) Assembling and packaging, freight handling, light manufacturing, storage and warehousing, and similar operations;
- (C) Factory outlet stores for the retail sale and showrooms for the display of goods manufactured on-site;
- (D) Service and research and development establishments;
- (E) Contractor's shop/storage yard;
- (F) Mini storage facility;
- (G) Utility facility, public, and neighborhood;
- (H) Signs;
- (I) Motor vehicle repair, provided that all body and/or mechanical repair work shall be completed within the building area. All inoperable vehicles shall be stored within a building or within a side or rear yard which is screened with an opaque fence at least six feet in height;
- (J) Carwashes;
- (K) Bus garaging and equipment maintenance;
- (L) Veterinary establishments and kennels;
- (M) Farm and contractor implement sales, display, and service;
- (N) Farm store or feed store;
- (O) Manufactured home sales and services; and
- (P) Accessory uses and buildings. Any accessory building shall be located on the same lot with the principal building.

(Ord. passed 2-3-2011, § 2.22.020)