

**OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
REGULAR MEETING
7055 LEISURE LANE
SEPTEMBER 28, 2021 @ 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, John Hough, and Mike Martin-present. Also, present was the City Administrator.

CALL FOR CHANGES: Motion by Hirsch, second by Kenrick to approve the agenda of the meeting for September 28th, 2021. Motion carried.

CONSENT CALENDAR: Motion by Kenrick, second by Martin to approve the minutes of the regular meeting of September 14th, 2021. Motion carried.

RAY THOMPSON (BUR OAKS LLC – LAYOUT PLAN

NW1/4 SW1/4 of Section 36, all located in Township 3 North, Range 6 East, Black Hills Meridian, Meade County SD – Proposed to Plat into four (4) 10 acre lots.

Present was Ray Thompson of Bur Oaks LLC and Shanon Vasknetz from Baseline Surveying.

The engineering comments from HDR stated:

1. The proposed layout exceeds the City’s maximum 1,500 ft cul-de-sac requirement. A 30’ emergency access easement is not a secondary egress. The secondary egress would need to be a public right-of-way and designed to the City’s roadway design standards.
2. The proposed road would be considered a Lane / Place roadway as there would be less than 12 residences. Minimum paved street width would be 20’ with no on street parking. It appears that the portion of Anderson Rd. indicated “to be left as is” does not meet the 20’ minimum paved width. It would need to be improved to the minimum approved section.
3. Summerset requires curb and gutter and sidewalks. The developer will need an approved variance to do a rural section (paved roadway with ditches). 4. Summerset requires a streetlight every 400 ft. The developer will need an approved variance to not install streetlights

The Board addressed the matters with Mr. Thompson. Mr. Thompson expressed his intentions with the property. The Board’s consensus were most items a variance could be applied for, but the safety issue of the second way out would need to be a public right away. The Board suggested that Mr. Thompson go back and visit with the owner of the property to see if something could be negotiated regarding the same.

REZONING REQUEST – JAMES TAYLOR

Summerset Sub, Lots 25 thru 32, Section 31, Township 3 North, Range 7 East, Black Hills Meridian, City of Summerset SD. Said lots are currently zoned Planned Development. Their intention is to rezone them R1-Single Family Residential.

Motion by Kenrick, second by Hirsch, to set the Rezoning hearing for October 12th, 2021 @ 6:00 p.m. Motion carried.

ADJOURNMENT

Motion by Kenrick, second by Hough to adjourn the meeting at 7:15 p.m. Motion carried.

Candace Sealey, Finance Officer

Brody Oldfield, Chairman

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