

**CITY OF SUMMERSET PLANNING AND ZONING BOARD
REGULAR MEETING
ONLINE ZOOM MEETING
7055 LEISURE LANE
TUESDAY SEPTEMBER 14, 2021, 6:00 P.M.**

Agenda

- 1) **CALL MEETING TO ORDER**
- 2) **ROLL CALL**
Hirsch, Kenrick, Hough, Martin and Oldfield.
- 3) **CALL FOR CHANGES**
Approval of the Agenda of the Regular Meeting of September 14th, 2021, as presented or amended.
- 4) **CONSENT CALENDAR**
Approval of the minutes of the regular meeting of August 24th, 2021, as presented or amended.
- 5) **BRITTANY NEMEC – LAYOUT PLAN**
Tract 2 of Richardson Plat, Lot M less Lot M-1, Lot N Revised and Lot A
- 6) **FINAL PLAT – JOSIAH SCULL/RDR INVESTMENTS**
Plat of Lot 4 of Block 5 Summerset USA (formerly a portion of Tract 3 of the S1/2 of Section 25, and a portion of Lot B of the E1/2 of the NW1/4 of Section 25, and a portion of the Patriot Drive Right-of-Way) located in the NE1/4 of the SW1/4, and the SE1/4 of the NW1/4, and in the NW1/4 of the SE1/4, Section 25, Township 3 North, Range 6 East, Black Hills Meridian, Summerset, Meade County, South Dakota.
- 7) **ADJOURNMENT**

Information regarding accessibility for the disabled may be obtained by calling the Summerset City Finance Officer at 605-718-9858. Individuals needing special accommodations are asked to call at least 48 hours prior to the meeting.

City of Summerset is inviting you to a scheduled Zoom meeting.

Topic: City of Summerset's Zoom Meeting

Time: Sep 14, 2021 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89745497261?pwd=VWpWTzZSallacTJCRLhHV09jd2kyQT09>

Meeting ID: 897 4549 7261

Passcode: 849403

One tap mobile

+13462487799,,89745497261#,,, *849403# US (Houston)

+16699009128,,89745497261#,,, *849403# US (San Jose)

**OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
REGULAR MEETING
7055 LEISURE LANE
AUGUST 24, 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, John Hough, and Mike Martin- present. Also, present was the City Administrator.

CALL FOR CHANGES: Motion by Martin, second by Hirsch to approve the agenda of the meeting for August 24th, 2021. Motion carried.

CONSENT CALENDAR: Motion by Hirsch, second by Martin to approve the minutes of the regular meeting of July 13th, 2021. Motion carried.

JUSTIN RUDLAND – LAYOUT PLAN

Tract 2 of Richardson Subdivision, except Lot H1 and Except Tract Well, located in the SE1/4SW1/4 and SW1/4SE1/4 of Section 31, Township 3 North, Range 7 East – Black Hills Meridian – Request is to subdivide into ten (10) lots.

Mr. Rudland informed the Board of his intentions to make the same into ten (10) residential lots that would have their own septic systems. Power and water are already available in the area to the lots.

On hand was George Mandas, Summerset P&Z Consultant, and Lindsay Shagla, Engineer-HDR. Shagla had reviewed the property and sent comments back to the P&Z Board regarding the current zoning of the property as a Planned Development District and whether the Board would ask Rudland to either go through the major amendment process as outlined in the ordinance or rezoning. The question also arose of the access of Lot 10 off Sturgis Road, which would need to be addressed by SDDOT.

The Board addressed the comments with Rudland and informed him that no action would be taken at this meeting. This was merely an informational meeting on the Layout Plan submitted and gave the consensus to move forward.

ADJOURNMENT

Motion by Hough, second by Martin to adjourn the meeting at 6:35 p.m. Motion carried.

Candace Sealey, Finance Officer

Brody Oldfield, Chairman

Published once August 28, 2021 at a cost of \$47.98.



COMMUNITY PLANNING & DEVELOPMENT SERVICES

City of Summerset

12150 Siouxland Dr., 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
☐ 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

PROPOSED

LOCATION

Size of Site-Acres

3

Square Footage

Proposed Zoning

DESCRIPTION OF REQUEST: residential shop house

current address is 7935 of Soetzer
Black Hawk SD

Utilities: Private / Public

Water Black hawk water

Sewer septic

APPLICANT

Name Brittany Nemec

Phone 605-645-2971

Address PO Box 596

E-mail BrittanyNemec@hotmail.com

City, State, Zip Black Hawk SD 57718

Signature Brittany

PROJECT PLANNER - AGENT

Name _____

Phone _____

Address _____

E-mail _____

City, State, Zip _____

Signature _____

OWNER OF RECORD (If different from applicant)

Name Robert Hatch

Phone _____

Address 6739 W Elmwood Dr.

E-mail _____

City, State, Zip Black Hawk SD 57718

Robert G Hatch POA

dotloop verified
09/08/21 8:39 AM MDT
AXRX-MZIK-46WM-EXJ5

Property Owner Signature

Date

Property Owner Signature

Date

Signature

Print Name: Robert G. Hatch POA

Date

Title*:

*required for Corporations, Partnerships, etc.

Signature

Print Name:

Title*:

Date

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

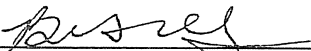
- ☐ Diamond D Water
☐ Black Hills Water
☐ Other: _____
☐ Other: _____
☐ Other: _____
☐ Other: _____

**COMMUNITY PLANNING & DEVELOPMENT SERVICES**

City of Summerset
12150 Siouxland Dr., Summerset, SD 57718
Phone: (605) 718-9858 Fax: (605) 718-9883 Web: www.summerset.us

**LAYOUT
PLAN
CHECKLIST**

<input checked="" type="checkbox"/>	APPLICANT	STAFF	<input checked="" type="checkbox"/>
	A completed application signed by the property owner(s) or their designee.		
	Scaled drawing of proposed subdivision showing the location of the lots, streets and public areas.		
SITE PLANS MUST INCLUDE THE FOLLOWING INFORMATION			
	-A north arrow, scale, creation date and legend.		
	-Lot configurations with approximate areas designated in square feet		
	-Vicinity Sketch showing proposed subdivision and surrounding development on 8 1/2" x 11" sheet.		
	-A paper copy of submission requirements was received, as well as one in electronic format.		
	-A one page written layout plan description of the proposed subdivision and the subdividers intent for the subdivision (including resubdivision). Any additional supplemental information would be appreciated to help us provide our written review.		

APPLICANT SIGNATURE	DATE:	STAFF SIGNATURE	DATE:
	9/7/21		



Brian S. Lewis
Utility Construction Planner
Brian.lewis@blackhillscorp.com

409 Deadwood Ave - P.O. Box 1400
Rapid City, SD 57709
P: 605-721-1111
F: 605-721-2574

September 3, 2021

RE: 7935 Captain Soelzer St.

To whom it may concern,

The property at 7935 Captain Soelzer St. is within the service territory of Black Hills Power. Black Hills Power has facilities in the area with adequate capacity to supply the electrical needs of the proposed usage of the property. Black Hills Power will be the electric service provider under the guidelines of the tariffs on file with the South Dakota Public Utilities Commission.

Sincerely,

Brian S. Lewis
Utility Construction Planner



BLACK HAWK WATER USER DISTRICT
5513 OAK STREET
PO BOX 476
BLACK HAWK, SD 57718

Serving Black Hawk since 1949

Phone 605-787-5777
Email: office@bhwud.com

September 3rd, 2021

Meade County Commissioners
1425 Sherman Street
Sturgis, SD 57785

Dear Board Members:

This letter shall act as notification that Black Hawk Water User District intends to serve water to 7935 CPT Solezer St Black Hawk, Meade County, South Dakota. This property is owned by Brittany Nemec. If you have any questions, please feel free to contact me.

Sincerely,

Ken LeBon
Manager.
Black Hawk Water User District.



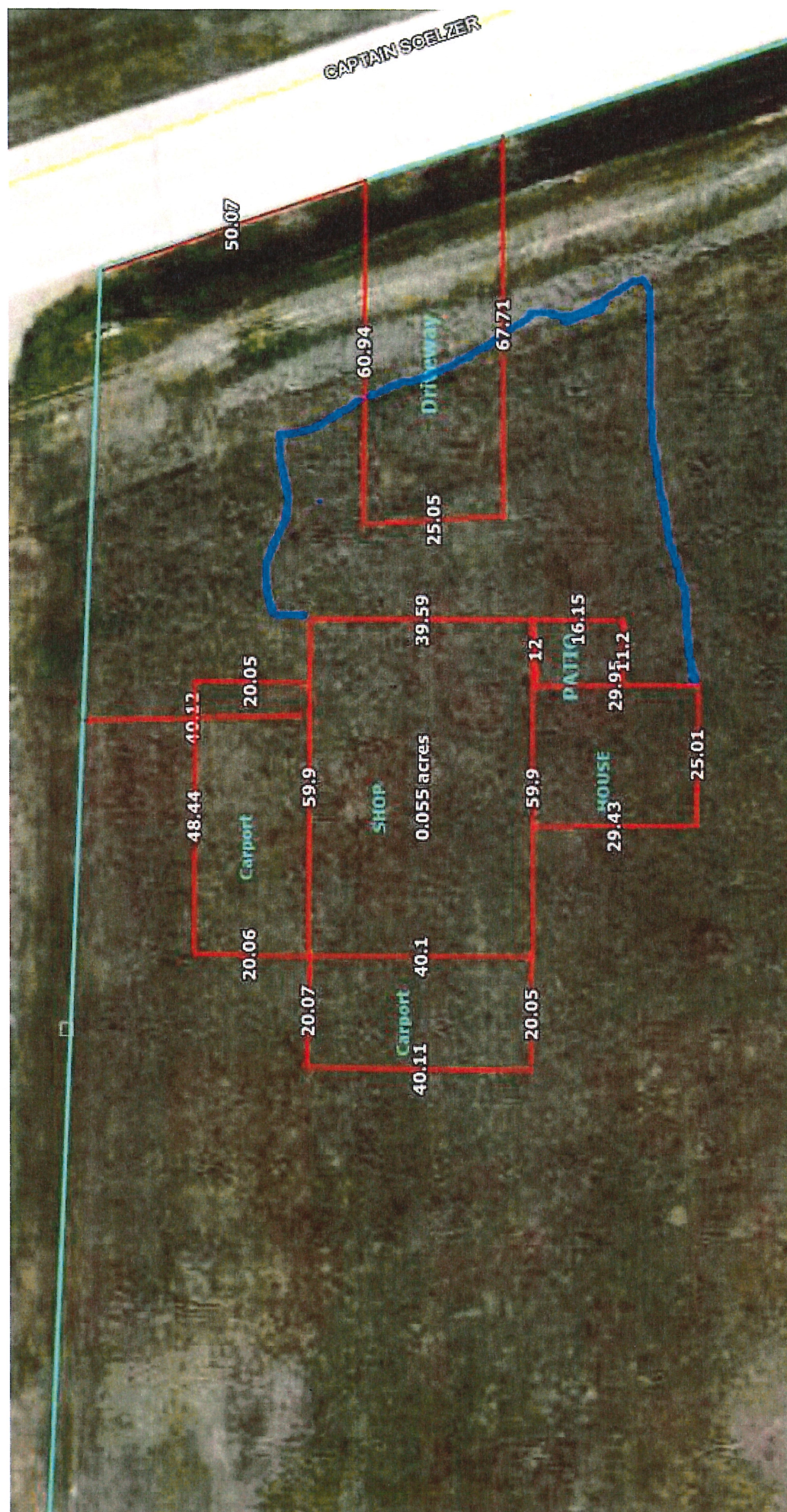
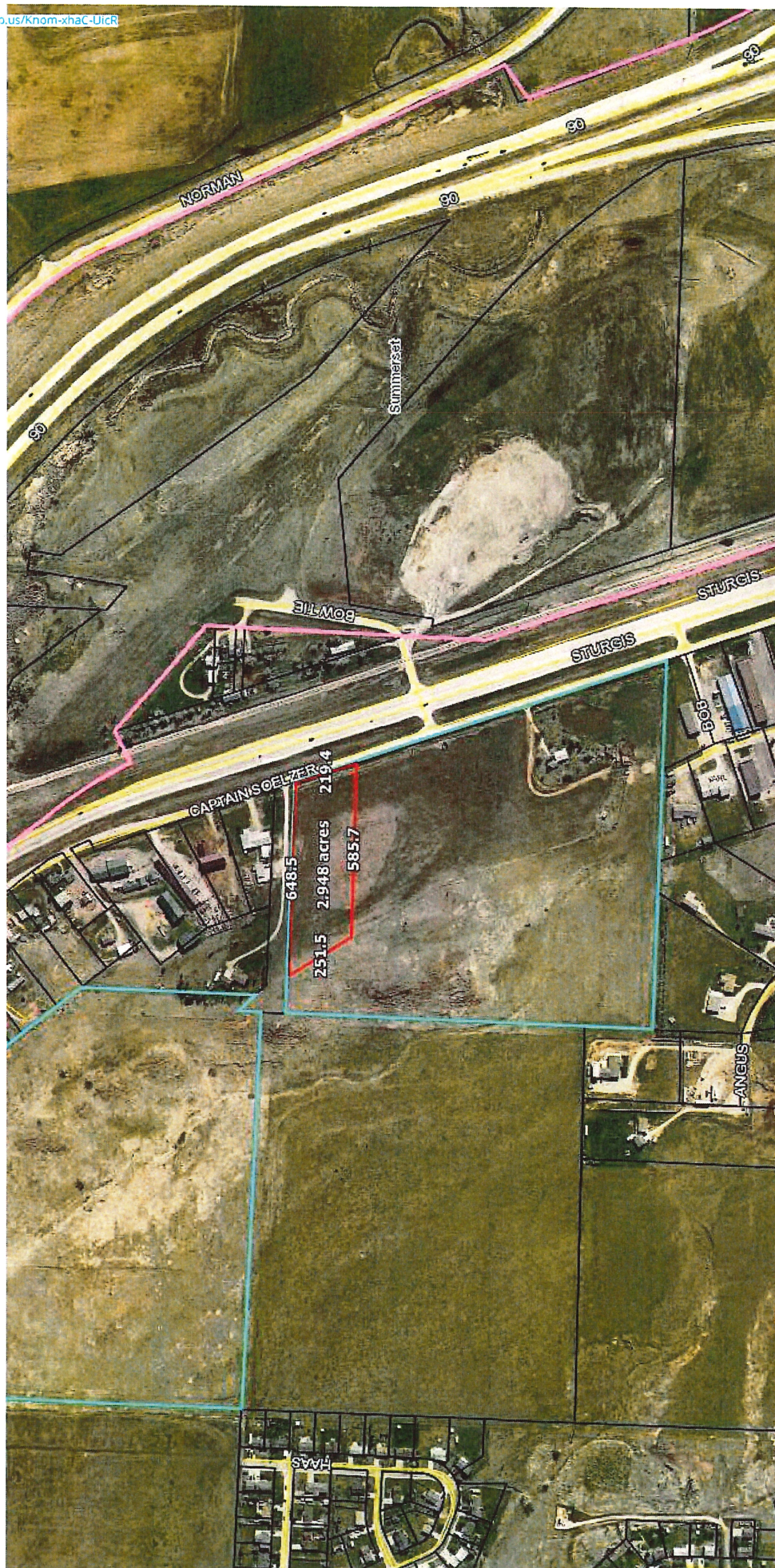


Exhibit A for
Counter Offer

RJH
08/26/21
5:34 PM MDT
dotloop verified



Memo

Date: Wednesday, September 08, 2021

Project: Subdivision of Richardson Plat Lot M Less Lot m-1, Lot N Revised and Lot A

To: Lisa Schieffer, City Administrator

From: HDR, Inc

Subject: Layout Review

General

1. The proposed driveway will need to be approved by Meade County, as it is their roadway. Could potentially access off the road to the north.
2. Since there is a house being shown this would fall under the City of Summerset's residential zoning and single-family houses are to be detached dwellings. For what is being proposed to work an approved variance would be needed.



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
 - ☒ 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

A portion of Tract 3 of the S 1/2 of Section 25, and a portion of Lot B of the E1/2 of the NW1/4 of Section 25, and a portion of the Patriot Drive Right-of-Way, T3N, T3N, R6E, BHM, Summerset, Meade County, South Dakota

PROPOSED

Lot 4 of Block 5 Summerset USA, Located in the NE1/4 of the SW1/4, and the SE1/4 of the NW1/4, and in the NW1/4 of the SE1/4, Section 25, T3N, R6E, BHM Summerset, Meade County, South Dakota

LOCATION

SE of the intersection of Independence Loop and SD HWY 79 (Sturgis Road)

Size of Site—Acres	6.451 acres	Square Footage	281005.6 sqft	Proposed Zoning	Multi-family Residential
--------------------	-------------	----------------	---------------	-----------------	--------------------------

DESCRIPTION OF REQUEST:

Utilities:	Private / <input checked="" type="checkbox"/> Public
Water	Black Hawk Water
Sewer	COSS

APPLICANT

Name RDR Investments LLLP Phone (605) 342-3787

Address 1314 Fountain Plaza Dr E-mail rc@rcsconst.com

City, State, Zip Rapid City, SD 57702 Signature [Signature] Date 8/2/21

PROJECT PLANNER - AGENT

Name Longbranch Civil Engineering Phone (605) 721-4040

Address 821 Columbus St. Suite 1 E-mail info@longbrancheng.com

City, State, Zip Rapid City, SD 57701 Signature [Signature] Date 8-26-21

OWNER OF RECORD (If different from applicant)

Name _____ Phone _____

Address _____ E-mail _____

City, State, Zip _____

Property Owner Signature [Signature] Date 8/2/21

Property Owner Signature _____ Date _____

Signature _____ Date _____

Print Name: _____

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: _____

Commission Meeting Date: _____

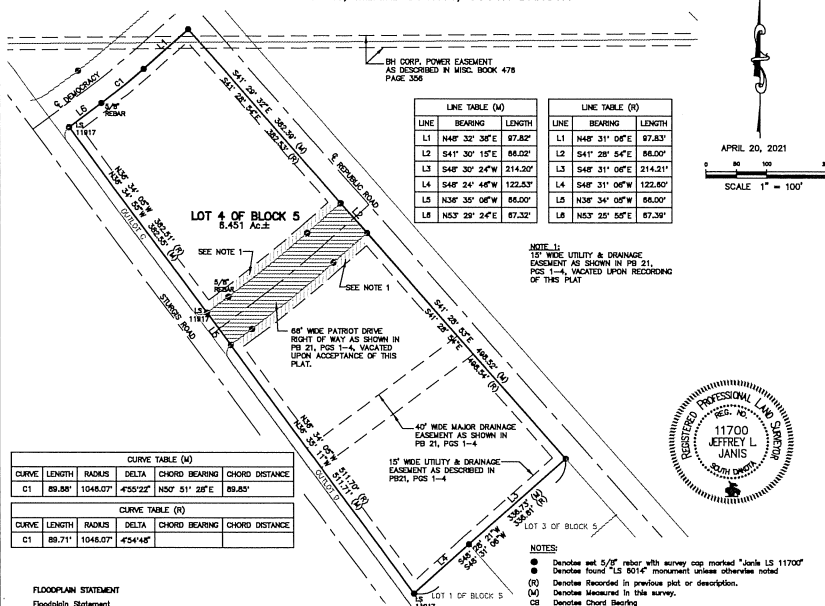
Date Paid: _____

Covenants filing fee? Yes ☐ No ☐

Payment Type: Cash ☐ Check ☐ Credit Card ☐

PLAT OF
LOT 4 OF BLOCK 5
SUMMERSET USA

(formerly a portion of Tract 3 of the S $\frac{1}{2}$ of Section 25, and a portion of Lot B of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 25, and a portion of the Patriot Drive Right-of-Way)
LOCATED IN THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$, AND THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$, AND IN THE NW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$, SECTION 25, T3N, R6E, BHM
SUMMERSET, MEADE COUNTY, SOUTH DAKOTA



FLOODPLAIN STATEMENT

Floodplain Statement

The 100-year floodplain boundary delineated on this plat is based on the elevations identified in the Flood Insurance Study and Map 48093C1000F dated September 16, 2011. These elevations may be obtained through the submission of a Letter of Map Revision or Letter of Map Amendment, approved by the Federal Emergency Management Agency.

CERTIFICATE OF OWNERSHIP

State of South Dakota

County of Meade

s.s.

I, _____ do hereby certify that I am a Member of RDR INVESTMENTS, LLP, the owners of the tract of land shown and described hereon that the survey was done at my request for the purposes indicated hereon; that I 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 other laws and regulations.

Any land shown on the within plot as dedicated to public right of way is hereby dedicated to public use and public utility use as such, forever, but such dedication shall not be construed to be a donation of the fee of such land.

In witness whereof, I have set my hand and seal.

Owner: RDR INVESTMENTS, LLP,

_____ Member

On the _____ day of _____, 20____, before me, a Notary Public, personally appeared _____ a member of RDR INVESTMENTS, LLP, a corporation in the State of South Dakota, known to me to be the person described in the foregoing instrument and acknowledged to me that he signed the same.

CERTIFICATE OF FINANCE OFFICER

I, Finance Officer of the City of SummerSet, do hereby certify that all special assessments which are due upon the within described lands are fully paid according to the records of my office.

Dated this _____ day of _____, 20____.

Finance Officer of the City of SummerSet

CERTIFICATE OF PLANNING COMMISSION

The City of SummerSet Planning and Zoning Commission certifies it has reviewed the Final plat and hereby recommends approval to the City Commission of the City of SummerSet, South Dakota.

Dated this _____ day of _____, 20____.

Planning Commission Member

CERTIFICATE OF COUNTY TREASURER

I, Treasurer of Meade County, do hereby certify that all taxes which are due upon the within described lands are fully paid according to the records of my office.

Dated this _____ day of _____, 20____.

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 plat.

Dated this _____ day of _____, 20____.

APPROVED: _____
Director of Equalization of Meade County

CERTIFICATE OF SURVEYOR

State of South Dakota

County of Meade

s.s.

I, Jeffrey L. Janis, Registered Land Surveyor No. 11700 in 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 plat 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.

Jeffrey L. Janis, Registered Land Surveyor

Date

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 approach or access to the Highway or Street will require additional approval.

Dated this _____ day of _____, 20____.

Highway/Street Authority

RESOLUTION BY GOVERNING BOARD

State of South Dakota

County of Meade

s.s.

Whereas there has been presented to the Board of Commissioners, the within plat of the above described lands, and it appears to this Board of Commissioners that:

- The system of streets and lot lines therein conforms to the system of streets of the existing plat of the city.
- All provisions of the City subdivision regulations have been complied with.
- All taxes and special assessments upon the tract or subdivision have been fully paid.
- Such plat and the survey thereof have been executed according to the law.

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

Mayer, City of SummerSet

Attest: Finance Officer
CERTIFICATE OF REGISTER OF DEEDS
State of South Dakota
County of Meade

s.s.

Filed this _____ day of _____, 20____, at _____ o'clock _____ M.

In Document No. _____

_____ Fee: \$ _____

Register of Deeds

Lisa Schieffer

From: westley@longbrancheng.com
Sent: Tuesday, July 20, 2021 2:01 PM
To: Lisa Schieffer
Subject: FW: Summerset Apartments on Patriot Drive

Lisa, can you see if this email will suffice for what you asked from us last week? Ken said he could write out a full letter head, but he wouldn't be able to get to that right away.
Thanks so much

Westley Siebdrath, E.I.T.
Staff Engineer



From: office@bhwud.com <office@bhwud.com>
Sent: Tuesday, July 20, 2021 1:52 PM
To: westley@longbrancheng.com
Subject: RE: Summerset Apartments on Patriot Drive

Westley,

I have reviewed your proposal and BHWUD has no objection to vacate the Patriot Dr ROW and BHWUD has approved your request to use a portion of the 8" water main on Patriot Dr to be used as a service for one of the buildings with the remainder to be abandoned.

Thank You,

Ken LeBon
Manager
Black Hawk Water User District.
Office: (605)787-5777
Email: office@bhwud.com

From: westley@longbrancheng.com <westley@longbrancheng.com>
Sent: Tuesday, July 20, 2021 11:12 AM
To: office@bhwud.com
Subject: Summerset Apartments on Patriot Drive

Ken,

FW: Future Block 4 and the Remainder of Future Block 5 and Dedicated Patriot Drive Right of Way, Summerset USA

westley@longbrancheng.com <westley@longbrancheng.com>

Thu 7/1/2021 9:33 AM

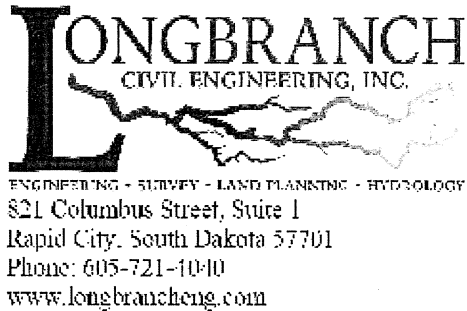
To: Lisa Schieffer <lschieffer@CityofSummerset.onmicrosoft.com>

📎 3 attachments (2 MB)

3785exb-Layout1.pdf; Easement Vacate Letter - Utilities.docx; Vicinity Map.pdf;

Westley Siebdrath, E.I.T.

Staff Engineer



From: Easton, Kip <Kip.Easton@mdu.com>

Sent: Thursday, July 1, 2021 8:49 AM

To: westley@longbrancheng.com

Subject: RE: Future Block 4 and the Remainder of Future Block 5 and Dedicated Patriot Drive Right of Way, Summerset USA

RE: Future Block 4 and the Remainder of Future Block 5 and Dedicated Patriot Drive Right of Way, Summerset USA

To whom it may concern:

Montana Dakota Utilities has no utilities in the ROW or in the utility/drainage easement that is described or shown on Exhibit A and therefore has no objection to this vacation.

Please contact me with any questions.

Thank You.

Kip Easton
Field Operations Coordinator
Montana Dakota Utilities
Black Hills Region
Cell: 605-391-8932

kip.easton@mdu.com

From: westley@longbrancheng.com <westley@longbrancheng.com>

Sent: Wednesday, June 23, 2021 8:37 AM

To: 'Darin McIntosh' <Darin.McIntosh@Midco.com>; Easton, Kip <Kip.Easton@mdu.com>; Good, Kristina <Kristina.Good@mdu.com>; travis.powrie@blackhillscorp.com

Subject: Future Block 4 and the Remainder of Future Block 5 and Dedicated Patriot Drive Right of Way, Summerset USA

** WARNING: EXTERNAL SENDER. NEVER click links or open attachments without positive sender verification of purpose. DO NOT provide your user ID or password on sites or forms linked from this email. **

All,

Attached is a letter and exhibit for the following ROW and utility and drainage easement.
Future Block 4 and the Remainder of Future Block 5 and Dedicated Patriot Drive Right of Way, Summerset USA

We are looking for confirmation that this will not be an issue with your utilities and need your response on this matter by the end of this week if at all possible.

If you do have any questions or concerns, please feel free to reach out and contact me.

If you do not have utilities in the proposed vacate, please still respond so that we are aware.

You can respond directly to this email with a response or any further questions.

Thank you and I appreciate your time.

Westley Siebdrath, E.I.T.

Staff Engineer



ENGINEERING • SURVEY • LAND PLANNING • HYDROLOGY

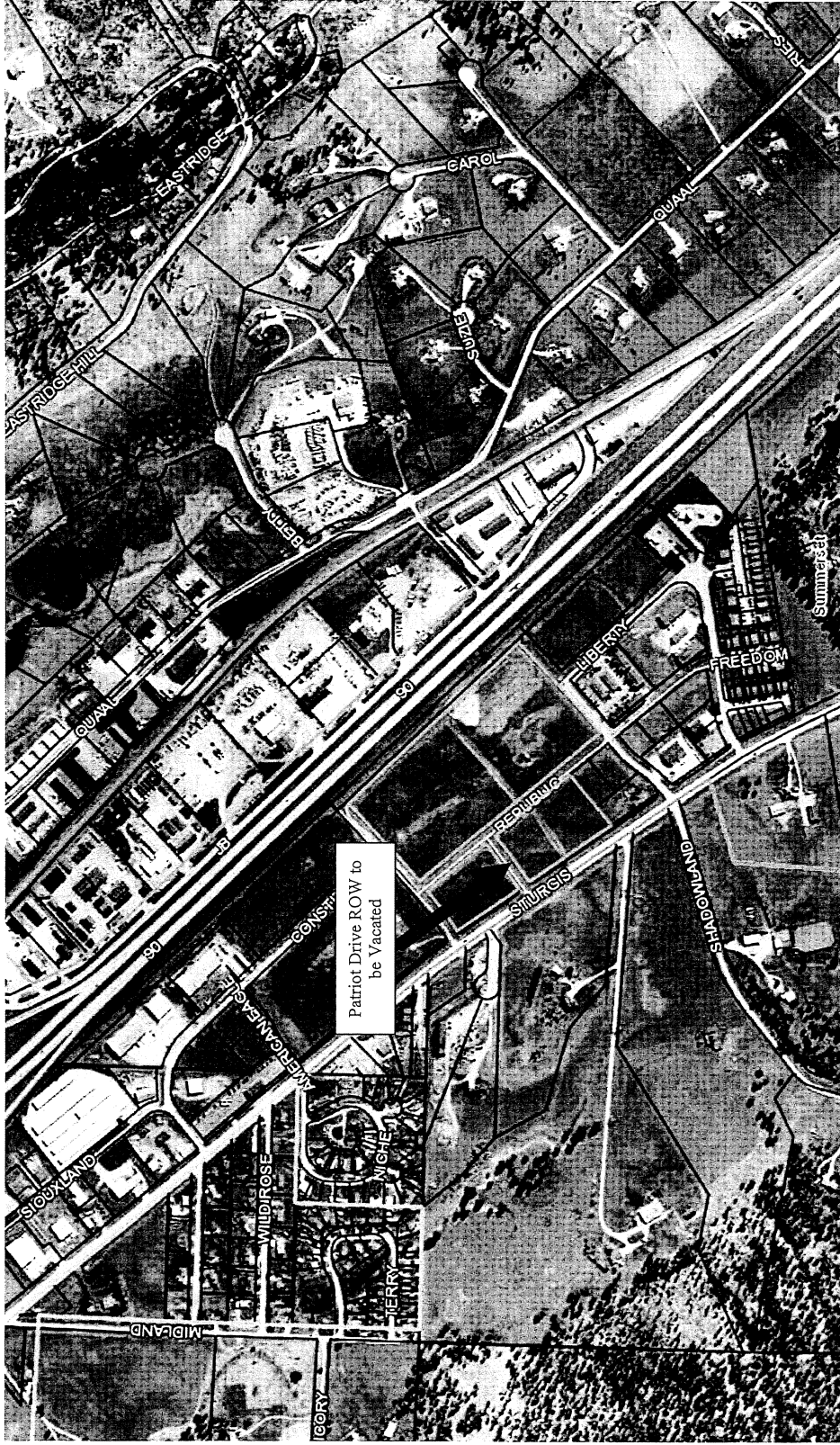
821 Columbus Street, Suite 1

Rapid City, South Dakota 57701

Phone: 605-721-1010

www.longbrancheng.com

Future Block 4 and the Remainder of Future Block 5 and Dedicated Patriot Drive Right of Way, Somerset USA





RE: **Future Block 4 and the Remainder of Future Block 5 and Dedicated Patriot Drive
Right of Way, Summerset USA**

To whom it may concern:

We are proposing to vacate a portion of the utility/minor drainage easement on the above described property.

In order to act on this proposal, the comments of any affected utility need to be submitted. I would appreciate your prompt consideration of this proposal. Your comments may be made on this letter or emailed and returned to:

Longbranch Engineering, Inc.
821 Columbus Street, Suite 1
Rapid City, SD 57701
Email: info@longbranch.com

For your further information, a copy of the proposed vacation of easement and a vicinity map is included herein as "Exhibit A".

Sincerely,

Westley E Siebdrath, EIT

EXHIBIT 'A'

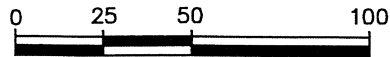
FUTURE BLOCK 4 AND THE REMAINDER OF FUTURE BLOCK 5, AND DEDICATED PATRIOT DRIVE RIGHT OF WAY, SUMMERSET USA

PROPOSED VACATION OF THE 66' WIDE PATRIOT DRIVE AND A
PORTION OF THE 15' UTILITY AND DRAINAGE EASEMENTS.

NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$,
SECTION 25, T3N, R6E, BHM
SUMMERSET, MEADE COUNTY, SOUTH DAKOTA



APRIL 19, 2021



SCALE: 1" = 50'

FUTURE BLOCK 4

REPUBLIC ROAD
66' ROW OF RECORD

PORTION OF 15' WIDE UTILITY AND DRAINAGE
EASEMENT AS SHOWN IN PB 21, PGS 1-4,
TO BE VACATED

PATRIOT DRIVE ROW
TO BE VACATED

PORTION OF 15' WIDE UTILITY AND DRAINAGE
EASEMENT AS SHOWN IN PB 21, PGS 1-4,
TO BE VACATED

PROPOSED 20' WIDE
SANITARY SEWER EASEMENT
TO BE DEDICATED WITH PLAT

REMAINDER OF FUTURE
BLOCK 5

OUTLOT C

SD HWY 79

OUTLOT D



RE: **Future Block 4 and the Remainder of Future Block 5 and Dedicated Patriot Drive
Right of Way, Summerset USA**

To whom it may concern:

We are proposing to vacate a portion of the utility/minor drainage easement on the above described property.

In order to act on this proposal, the comments of any affected utility need to be submitted. I would appreciate your prompt consideration of this proposal. Your comments may be made on this letter or emailed and returned to:

Longbranch Engineering, Inc.
821 Columbus Street, Suite 1
Rapid City, SD 57701
Email: info@longbranch.com

For your further information, a copy of the proposed vacation of easement and a vicinity map is included herein as "Exhibit A".

Sincerely,

Westley E Siebdrath, EIT

Midco has no facilities in the proposed section to be vacated and gives it approval.

Mark LaBeau
Construction Manager
Midco

**FW: Future Block 4 and the Remainder of Future Block 5 and Dedicated Patriot Drive
Right of Way, Summerset USA**

westley@longbrancheng.com <westley@longbrancheng.com>

Tue 6/29/2021 11:27 AM

To: Lisa Schieffer <lschieffer@CityofSummerset.onmicrosoft.com>

Westley Siebdrath, E.I.T.

Staff Engineer



From: westley@longbrancheng.com <westley@longbrancheng.com>

Sent: Wednesday, April 21, 2021 7:55 AM

To: 'Matt Schmahl' <Matt.schmahl@westriver.coop>

Subject: RE: Future Block 4 and the Remainder of Future Block 5 and Dedicated Patriot Drive Right of Way, Summerset USA

Perfect thanks Matt. Just wanted to make sure.

Have a good one.

Westley Siebdrath, E.I.T.

Staff Engineer



From: Matt Schmahl <Matt.schmahl@westriver.coop>

Sent: Wednesday, April 21, 2021 7:23 AM

To: westley@longbrancheng.com

Subject: FW: Future Block 4 and the Remainder of Future Block 5 and Dedicated Patriot Drive Right of Way, Summerset USA

Good morning Westley,

West River Electric has no comments regarding Future Block 4 and the Remainder of Future Block 5 and Dedicated Patriot Drive Right of Way, Summerset USA. This area is located outside of our service area.

Thank you

Matt Schmahl

Staking Foreman



**West River Electric
Association, Inc.**

A River Electric Utility, Inc. member

West River Electric
3250 East Highway 44
Rapid City, SD. 57703
Office Phone 605-791-6512
Cell Phone 605-391-1956
matt.schmahl@westriver.coop

From: westley@longbrancheng.com <westley@longbrancheng.com>

Sent: Tuesday, April 20, 2021 9:28 AM

To: Matt Schmahl <Matt.schmahl@westriver.coop>; 'Darin McIntosh' <Darin.McIntosh@Midco.com>; 'Blair, Ashley' <Ashley.Blair@centurylink.com>; 'Kirk' <Kirk.Rausch@centurylink.com>; kristina.good@mdu.com; Genny.Williams@vastbroadband.com

Subject: Future Block 4 and the Remainder of Future Block 5 and Dedicated Patriot Drive Right of Way, Summerset USA

All,

Attached is a letter and an exhibit for the following ROW and utility and drainage easements:
Future Block 4 and the Remainder of Future Block 5 and Dedicated Patriot Drive Right of Way, Summerset USA

Please feel free to respond directly to this email.

Thank you, have a nice day.

Westley Siebdrath, E.I.T.

Staff Engineer



ENGINEERING - SURVEY - LAND PLANNING - HYDROLOGY
821 Columbus Street, Suite 1
Rapid City, South Dakota 57701
Phone: 605-721-1010
www.longbrancheng.com



June. 7, 2021

Final Plat Review Lot 4, Block 5 Summerset USA

Formerly a portion of Tract 3 of the S1/2 of Section 25, and a portion of Lot B of the E1/2 of the NW1/4 of Section 25, and portion of the Patriot Drive Right-of-Way

Located in the NE1/4 of the SW1/4, and the SE1/4 of the NW1/4, and in the NW1/4 of the SE1/4 of Section 25, Township 3 North, Range 6 East, Black Hills Meridian, City of Summerset, Meade County, South Dakota

General Information:

Parcel Acreage 6.451 Acres

Location Northeast of the Intersection of Patriot Drive and SD Hwy 79

Date of Application May 27, 2021

Surveyor's Job Number

Reviewed By: **Gary Anderson, LS, HDR Engineering, Inc.**

Purpose: Create Lot 4 from a portion of former Tract 3, Lot B, and Patriot Drive Right of Way.

Access and Utilities: Water and sewer are both public with access off Republic Road.

Fire Protection: Black Hawk Volunteer Fire Department.

Drainage: 40' wide major drainage easement

Final Plat Review:

- The bearings and distances close on the plat.
- It appears the description of a cap at the south end of L4 was cut off and would like to see the LS #.
- Missing creation date
- Change the utility and minor drainage easements note to: "An eight-foot utility and minor drainage easement is hereby granted on the interior of all lot lines. Removal or modification of any obstruction or impediment to such an easement shall be the financial responsibility of the landowner."

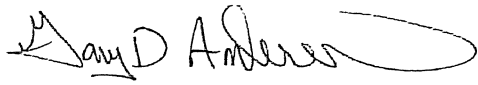
- Add the following certificate:

"Certificate of Planning Commission

The City of Summerset Planning and Zoning Commission certifies it has reviewed the final plat and hereby recommends approval to the City Commission of the City of Summerset, South Dakota.

Dated this _____ day of _____, 2021.

Planning Commission Member"



Gary Anderson, LS 12000

hdrinc.com

601 Metz Dr. Gillette WY. 82717



**OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
SPECIAL MEETING
7055 LEISURE LANE
JUNE 22, 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, John Hough and Casey Kenrick. Also, present was the City Administrator Lisa Schieffer.

CALL FOR CHANGES: **Motion** by Hough, second by Hirsch to approve the Agenda of the meeting for June 22, 2021. Motion carried.

CONSENT CALENDAR: **Motion** by Kenrick, second by Hough to approve the minutes of the regular meeting of June 10, 2021. Motion carried.

FINAL REVIEW – REQUEST TO VACATE PATRIOT DRIVE RIGHT OF WAY

Located NE1/4 of the SW1/4 Section 25, T3N, R6E

Chairman Oldfield asked if there was public comment. Longbranch Engineering spoke to the same.

Motion by Hirsch, second by Kenrick to approve the vacation of Patriot Drive right-of-way, contingent on Longbranch Engineering providing correspondence from Black Hawk Water to correct HDR's comments.

FINAL PLAT REVIEW TO VACATE PATRIOT DRIVE RIGHT OF WAY

The existing Portion of Tract 3 of the S ½ of Sec. 25, and the unplatted portion of Lot B of the E ½ of the NW ¼, and the Patriot Drive ROW, Sec. 25, T3N, R6E

Motion by Kenrick, second by Hough to approve Final Plat review contingent on HDR's comments being corrected.

ADJOURNMENT

Motion by Hirsch, second by Kenrick to adjourn the meeting at 6:17 p.m. Motion carried.

Candace Sealey, Finance Officer

Brody Oldfield, Chairman

Published once July 1st at a cost of \$41.70.