

**CITY OF SUMMERSET PLANNING AND ZONING BOARD
REGULAR MEETING
ONLINE ZOOM MEETING
REGULAR MEETING
7055 LEISURE LANE
TUESDAY SEPTEMBER 09, 2021
6:00 P.M.**

Agenda

1) ROLL CALL

Christensen, Hirsch, Mcintosh, Oldfield, Osten

2) CALL FOR CHANGES

Approval of Agenda of the Regular Meeting of March 09, 2021 as presented or amended.

3) CONSENT CALENDAR

Approval of the minutes of the regular meeting of February 23, 2021, as presented or amended.

4) PRELIMINARY AND FINAL PLAT APPLICATION

Plat of Tract 1A and Tract 1B of Pine Hills Subdivision. Formerly Tract 1 of Pine Hills Subdivision, all located in the NE ¼ of the SE ¼ of Section 36, Township 3 North, Range 6 East, Black Hills Meridian, Meade County, South Dakota.

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.

In relation to the COVID-19 virus, and in following guidelines from the CDC in relation to minimizing exposure, the City will have a call-in number available (instructions below) for Thursday's City Commission meeting. For those that wish to participate in the meeting remotely, we encourage you to follow the instructions below.

Call-in instructions:

Topic: P&Z Meeting

Time: Mar 9, 2021 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82663137562?pwd=ZzNVTTTRjOEhuRIJBS1ErdFEwbjR3dz09>

Meeting ID: 826 6313 7562

Passcode: 092931

One tap mobile

+16699009128,,82663137562#,,,,*092931# US (San Jose)

+12532158782,,82663137562#,,,,*092931# US (Tacoma)

Meeting ID: 826 6313 7562

Passcode: 092931

Find your local number: <https://us02web.zoom.us/j/82663137562?pwd=ZzNVTTTRjOEhuRIJBS1ErdFEwbjR3dz09>



RECEIVED

FEB 23 2021

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, 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: TRACT 1 of Pine Hills Subdivision
PROPOSED: TRACT 1A & TRACT 1B of Pine Hills Subdivision
LOCATION: Intersection of Emerald Heights Rd. & STURGIS RD.
Size of Site-Acres: 5.214 Square Footage: Proposed Zoning:
DESCRIPTION OF REQUEST: To split existing lot up to create 2 lots.
Utilities: Private Public
Water Public
Sewer SEPTIC

APPLICANT

Name, Address, City, State, Zip, Phone, E-mail, Signature, Date

PROJECT PLANNER - AGENT
Name: Baseline Surveying, Inc
Address: 2305 Junction Ave.
City, State, Zip: STURGIS, SD 57785
Phone: 605-490-1401
E-mail: Shannonve.rushmore.com
Signature: Shannon Vashel
Date: 2/23/2021

OWNER OF RECORD (if different from applicant)
Name: NEW LEAF LLC
Address: P.O. Box 742 / 7875 Black Hawk Rd.
City, State, Zip: Black Hawk, SD 57718
Phone: 605-787-5187
E-mail:

Property Owner Signature, Date, Property Owner Signature, Date

Signature, Date, Signature, Date
Print Name: MATTHEW LEON
Title*: MEMBER

*required for Corporations, Partnerships, etc.

FOR STAFF USE ONLY

Table with ZONING and Received By fields

- 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

Planning and Zoning Meeting Date: 03-09-21
Commission Meeting Date: 03-18-21
Date Paid: 02/23/21
Covenants filing fee? Yes No
Payment Type: Cash Check Credit Card

#2544

COUNTY TREASURER'S CERTIFICATE

I, Treasurer of Meade County, South Dakota, do hereby certify that all taxes which are liens upon the land described hereon, as shown by the records of my office, are fully paid.

Dated this _____ day of _____, 20____.

Meade County Treasurer

CERTIFICATE OF CITY FINANCE OFFICER

I, Finance Officer of the City of Summerset, South Dakota, do hereby certify that the foregoing instrument is a true and correct copy of the resolution adopted by the City Commission of the City of Summerset, South Dakota at a meeting held on the _____ Day of _____, 20____.

Finance Officer of the City of Summerset

CERTIFICATE OF CITY FINANCE OFFICER

I, Finance Officer of the City of Summerset, do hereby certify that all special assessments which are liens 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

RESOLUTION OF CITY COMMISSION

Whereas there has been presented to the City Commission of the City of Summerset, South Dakota, the within Plat of the above described lands, and it appears to this Council of Commissioners that:

- The system of streets set forth therein conforms to the system of streets of the existing plats of the City, and
- All provisions of the City Subdivision Regulations have been complied with, and
- All taxes and special assessments upon the Tract or Subdivision have been fully paid
- And such plat and survey thereof have been executed according to law.

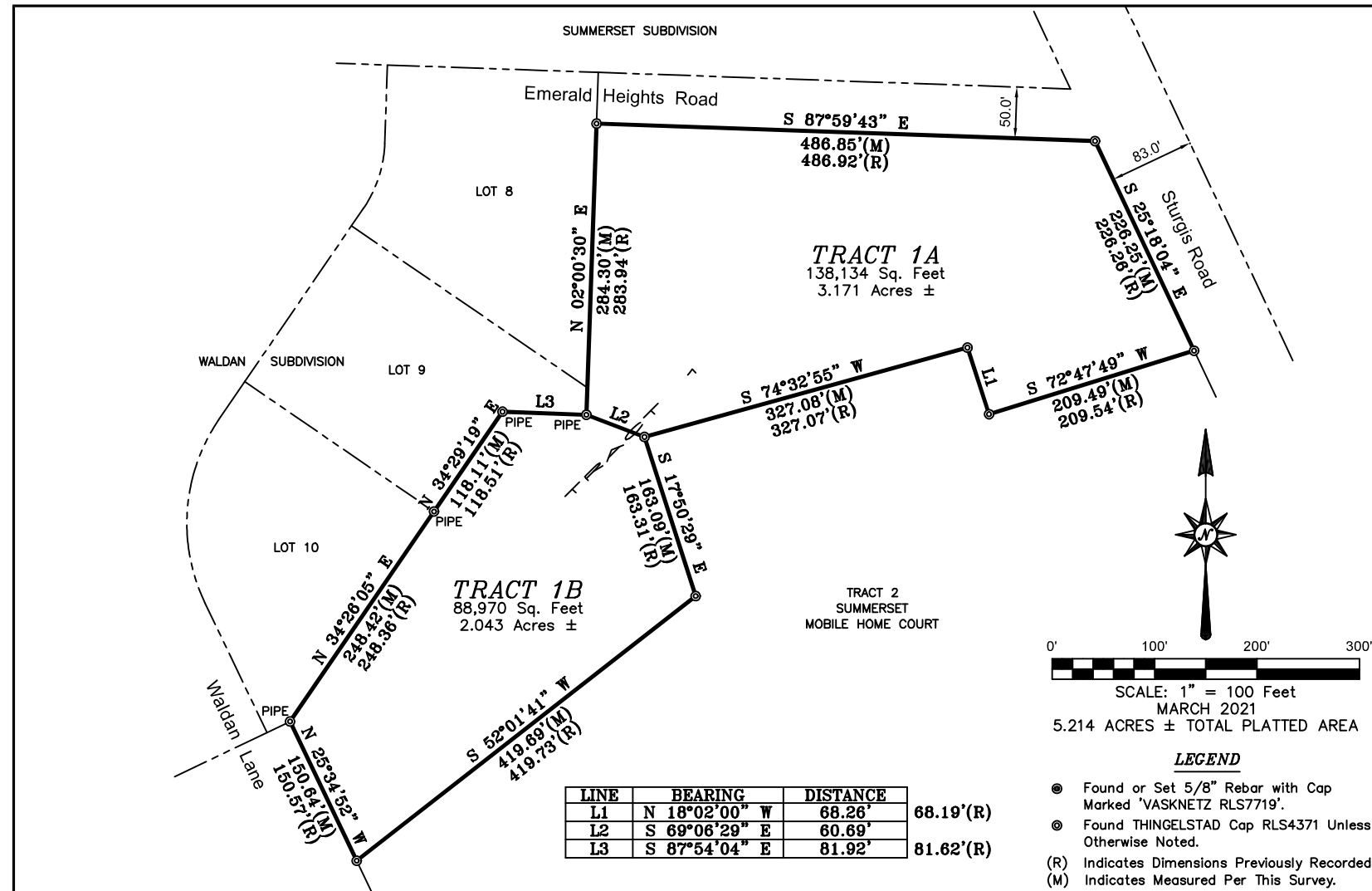
NOW THEREFORE, BE IT RESOLVED that said plat is hereby approved in all respects.

Dated at Summerset, South Dakota

this _____ day of _____, 20____.

Mayor of the City of Summerset

PLAT OF
Tract 1A and Tract 1B of Pine Hills Subdivision.
Formerly Tract 1 of Pine Hills Subdivision. All Located in the NE 1/4 of the SE 1/4 of Section 36, Township 3 North, Range 6 East, Black Hills Meridian, City of Summerset, Meade County, South Dakota.



APPROVAL BY HIGHWAY OR STREET AUTHORITY

The location of the proposed access to the Highway or Street as shown hereon is hereby approved. Any change in the location of the proposed access shall require additional approval.

Dated this _____ day of _____, 20____.

City of Summerset Highway or Street Authority

APPROVAL BY ROAD DISTRICT AUTHORITY

The location of the proposed access to the Highway or Street as shown hereon is hereby approved. Any change in the location of the proposed access shall require additional approval.

Dated this _____ day of _____, 20____.

Emerald Heights, Walden Road and Norman Road Road District Authority

CERTIFICATE OF DIRECTOR OF EQUALIZATION

I, Director of Equalization of Meade County, South Dakota, do hereby certify that I have on record in my office a copy of the within described plat.

Dated this _____ day of _____, 20____.

Meade County Director of Equalization

SURVEYOR'S NOTES

- Utility & Minor Drainage Easements: An eight foot (8') wide utility and minor drainage easement is hereby granted on the interior side of all lot lines. Removal or modification of any obstruction or impediment to such an easement shall be the financial responsibility of landowners.
- Plats of Record as Reference:
Plat Book 26 at Page 187 as previously recorded with Meade County Register of Deeds in Sturgis, SD.
- Building Restrictions per the most recently adopted International Building Code and Building Setback Requirements per the City of Summerset Ordinances.
- Basis of Bearings Using Geodetic North Determined from Global Positioning System (GPS).
- Per FEMA Mapping, FIRM Panel 46093C 1787F, Areas of Minimal Flood Hazards, Zone X, Effective Date 9/16/2011.

SURVEYOR'S CERTIFICATE

I, Shanon E. Vasknetz, 2305 Junction Avenue, Sturgis, SD, being a Registered Land Surveyor in the State of South Dakota, do hereby state that at the request of the Owners listed hereon, I have surveyed and platted the property shown and described hereon. I have marked upon the ground the boundaries in the manner shown, and that the plat is correct to the best of my knowledge, information and belief. Easements or Restrictions of Miscellaneous Record or Private Agreements that are not known to me are not shown hereon.

IN WITNESS WHEREOF
I hereunto set my hand and seal

this _____ day of _____, 20____.

Shanon E. Vasknetz
Registered Land Surveyor No. 7719

OWNER'S CERTIFICATE

We, New Leaf, LLC., A South Dakota Limited Liability Company, Jon LaFramboise, Managing Member, do hereby certify that we are the owners of the land shown and described hereon, and that we did authorize and do join in and approve the survey and plat. We further certify that the development of this land shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations. Dedicated right-of-way as shown hereon is dedicated to public use.

IN WITNESS WHEREOF
We hereunto set our hands this _____ day of _____, 20____.

New Leaf, LLC.; Owner
Jon LaFramboise, Managing Member

ACKNOWLEDGEMENT OF OWNERS

STATE OF SOUTH DAKOTA }
COUNTY OF _____ } SS

On this _____ day of _____, 20____, before me, the undersigned officer, personally appeared Jon LaFramboise, designated as Managing Member for New Leaf LLC., known to me to be the person who executed the foregoing Owner's Certificate and acknowledged to me that he executed the same for purposes therein contained.

IN WITNESS WHEREOF, I hereby set my hand and official seal.

Notary Public My commission expires:

OFFICE OF REGISTER OF DEEDS

Meade County Register of Deeds

PHONE: 605-490-1401 JOB NUMBER: 20-133
EMAIL: baseline7719@gmail.com