

OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
REGULAR MEETING
NOVEMBER 22, 2022 @ 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 and Mike Martin present. John Hough absent. Also present was the City Administrator.

CALL FOR CHANGES: Motion by Kenrick, second by Martin to approve the agenda of the meeting for November 22, 2022. Motion carried.

CONSENT CALENDAR: Motion by Hirsch, second by Kenrick to approve the minutes of the regular meeting of June 14th, 2022. Motion carried.

TAB INDUSTRIAL PARK – PRELIMINARY PLAT

Plat of Lots 1 through 8 and Dedicated Public Right of Way for Buckaroo Court all of Tab Industrial Park, Formerly Lot N Revised of the E1/2 of Section 6. All Located in SE1/4 of Section 6, Township 2 North, Range 7 East, Black Hills Meridian, Meade County, South Dakota.

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

Speaking on behalf of the applicant were Leah Berg, Civil Engineer for ACES and Jessica Larson, Attorney at Law Beardsley Jensen & Lee.

Speaking on behalf of the City of Summerset Talbot Wieczorek, Attorney at Law Gunderson, Palmer, Nelson & Ashmore and Lindsay Shagla, Engineer HDR, and as a resident of the City of Summerset.

Discussion ensued on the application for preliminary plat wherein the applicant, per the memorandum dated October 28th, stated that no annexation is intended due to no water and sewer and that the location does not warrant City expansion. The property in question is across the right of way on the other side of Sturgis Road.

The question on variances was discussed for annexation and regarding the road width and how Infinity Drive was done through a Developer's Agreement.

It was pointed out that the City's ordinance states under annexation that the term adjacent ignores any right of way or dedication that lies between the municipal boundary and the subdivision boundary. It also states that it is required when subdividing to submit a petition for voluntary annexation with the final plat.

As far as variances, it requires a different vote and the same would need to be noticed in the paper and a hearing date set.

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

Motion by Kenrick, second by Martin, to reject the preliminary plat based on the plat fails to conform with the requirements set out in the ordinances of the City of Summerset. Motion carried.

ADJOURNMENT

Motion by Martin, second by Kenrick, to adjourn the meeting at 6:57 p.m. Motion carried.

Candace Sealey, Finance Officer

Brody Oldfield, Chairman

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