OFFICIAL MINUTES SUMMERSET PLANNING AND ZONING COMMISSION REGULAR MEETING APRIL 12th, 2023 @, 6:00 P.M.

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

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

CALL FOR CHANGES: Motion by Kenrick, second by Hirsch to approve the agenda of the meeting for April 12th, 2023. Motion carried.

CONSENT CALENDAR: Motion by Kenrick, second by Martin to approve the minutes of the regular meeting of March 28th, 2023. Motion carried.

PRELIMINARY/FINAL PLAT OF LOTS 1R, 2, 3, 4, BLOCK 3 OF SUMMERSET USA Motion by Martin, second by Hirsch to open discussion. Motion carried.

Phil Olsen, agent of Spring Valley Entertainment LLC, presented the preliminary/final plat and corresponding documents to the Board. The question was raised, after reading the review of HDR, why the water line was not shown on the plat. Olsen presented evidence to the Board that the waterline did exist on other documents, but they did not list it on their plat. The Board felt there was adequate evidence of a waterline running to the lots. All other review items were addressed and taken care of.

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

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

Motion by Martin, second by Kenrick to adjourn the meeting at 6:18 p.m. Motion carried.

ADJOURNMENT

Stephany Baumeister	, Interim Finance Officer	 Brody Oldfield, Chairman
Published once	at a cost of \$	

APPLICATION FOR **COMMUNITY PLANNING & DEVELOPMENT SERVICES** City of Summerset DEVELOPMENT 7055 Leisure Lane, Summerset, SD 57718 Web: www.summerset.us Phone: (605) 718-9858 Fax: (605) 718-9883 REVIEW ☐ Subdivision M Conditional Use Permit REQUEST (please check all that apply) ☐ Major Amendment Layout Plan Annexation . Preliminary Plat Minimal Amendment Comprehensive Plan Amendment Fence Height Exception Final Plat ☐ Vacation Minor Plat Utility / Drainage Easement Planned Development (Overlay) R.O.W. / Section Line Highway Designation ☐ Initial Plan ☐ Final Plan Access / Non-Access Major Amendment Rezoning Planting Screen Easement OTHER (specify) Minimal Amendment Road Name Change LEGAL DESCRIPTION (Attach additional sheets as necessary) 3 SUMMERSET USA LOT IR BOCKS, SYMMERSET LISA PROPOSED NW GORNER OF CONSTITUTION AND DEMOGRACY Square Footage Proposed Zoning Size of Site-Acres DESCRIPTION OF REQUEST: TO ALLOW AWARENOVER Utilities: Private / Public DETRIBUTION BULLONG IN GC ZONNE, ON BEHALF OF Water Sewer Su HUNT BROTHERS PIZ APPLICANT ATTN: RICK WALVER Name SEEDTIME ANDHAR Address PO Box 75 Signatu PROJECT PLANNER - ÁGENT Date FITHIPHIL OLSE Address Signature OWNER OF RECORD (If different from applica-ATTIN' CURT HUUS Address 517 THE City, State, Zip RAIZO Proposity வெயாசா Signature Date Property Owner Signature Date 3/30/23 Signature Signatus Pobac451... Date Date Print Name: CURT WUS Print Name: Title*: VERGE *required for Corporations, Partnerships, etc. Title*: FOR STAFF USE ONLY ☐ Sewer Utility Diamond D Water ZONING ☐ BHP&L ☐ Fire Department ☐ Finance Officer Black Hills Water Current Public Works Register of Deeds Quaal Road District North County - Planning South Planning Other:

☐ SD DOT

TI SD DENR

☐ Drainage

Auditor - Annexation

Parks & Recreation

☐ Building Inspector

☐ City Code Enforcement

☐ Engineering

☐ City Attorney

Police

East

West

Planner

File No.

Date Paid:

Comp Plan

Received By:

Planning and Zoning Meeting Date: Commission Meeting Date:

11/2014

Other:

Other:

Other:

CONDITIONAL USE PERMIT REQUEST FOR HUNT BROTHERS PIZZA DISTRIBUTION CENTER

Hunt Brother Pizza represents a family legacy of pizza specifically serving the convenience store industry. Each and every day, their team of pizza professionals come together to support their store partners in providing the best pizza in their towns across the United States. Currently they offer the best pizza value in town at over 8,000 locations across 30 states. They have spent a considerable amount of time to study the Black Hills region and have decided to place their next regional facility to serve their new developed customer base for this region in Summerset, SD.

Hunt Brothers Pizza intends to design and construct the building and grounds utilizing local survey and engineering firms and the local general contractor Semmler Construction. They have contracted the purchase a 3.0-acre site using Olsen Real Estate (proposed Lot 1R, Block 3, Summerset USA) to be located immediately across Constitution Street to the south west of the new Milliron Granite and Quartz facility. Please refer to the attached Preliminary Plat which shows the lot in which they intend to build on.

The proposed facility to be built on Lot 1R, Block 3, Summerset USA will be 6,000 square feet in size with a 1,500 square foot freezer constructed inside the building. The building will be constructed of wood, steel siding and roof combined with concrete construction all to meet or exceed current building codes. The building and grounds will be clean and neat in its' exterior appearance, fully landscaped, all traffic areas shall be paved with either concrete or asphalt, with exterior signage and lighting on the building.

Inside the building will be an open area for the transition of frozen product to and from the freezer, the storage of dry products, a small office for operations, 1 bathroom, 1 mechanical room and 3 truck docks for delivery and pick up of product. This facility will serve to receive and store all frozen products and dry products to be distributed to their customer base throughout the local region.

From the comments generated by Summerset using the Layout Plan procedure it was determined that the petitioner would be required to submit a Conditional Use Permit for the proposed use of this site for their new facility. Included with this summary is an updated site plan provided by Jim Semmler. This plan shows the building location, using Democracy Street for the primary building access, using Constitution Street for trucking access, the parking area, the circulation for the truck docks, an area for storm water detention, etc.

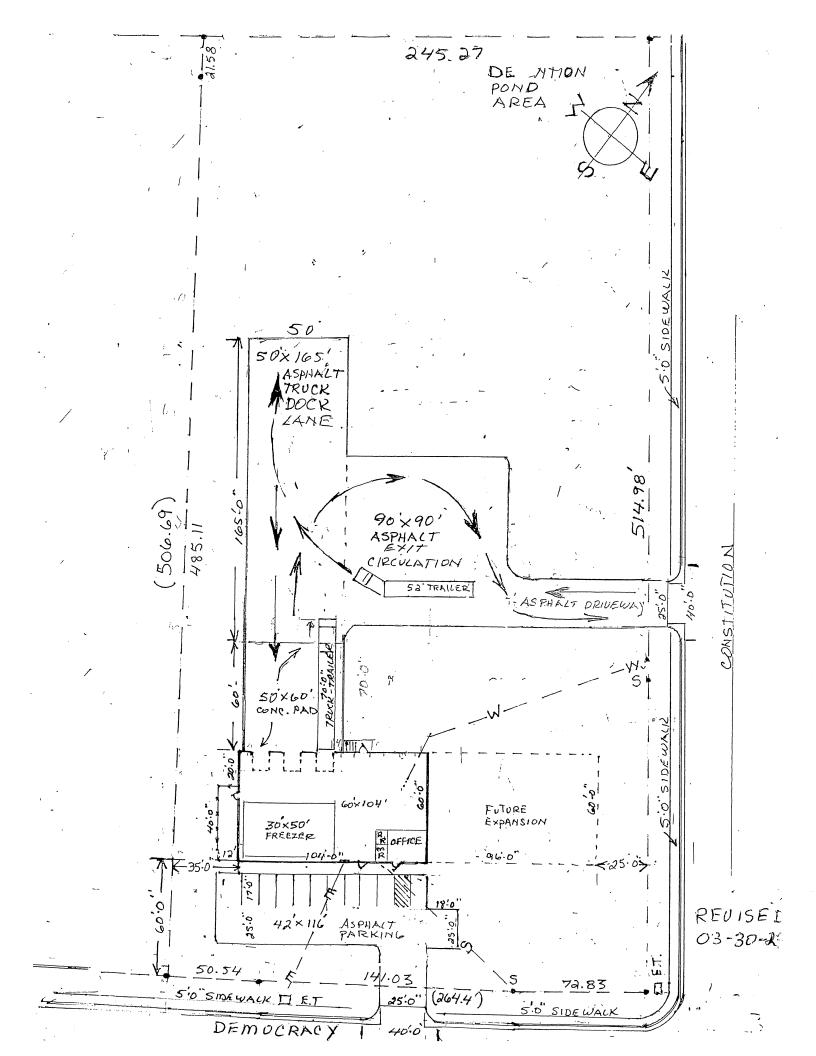
The site engineering, storm water detention, landscaping requirements, final parking scenario, etc. will be submitted after the Conditional Use Permit has been approved. This will keep the investment into this engineering work in sync with the approval process. The Preliminary/Final Plat has been submitted for approval which is scheduled to be reviewed and voted on April 12, 2023 and April 20, 2023. Lot 1R, Block 3, Summerset USA is under contract to purchase. A geotechnical Phase 1 environmental study and geotechnical drilling and analysis for the site has been contracted with American Engineering and Testing. The survey and plat work has been contracted with Baseline Survey, Inc. who will also provide an ALTA survey.

The land use zoning is General Commercial in nature. This use is similar to AMD Distribution and Supply which is located on Constitution Street just NW of Black Hills Polaris. However, there will be no product created or fabricated on site therefore the Hunt Brothers Pizza use should be considered a lesser impact. This is a distribution center with packaged and finished product stored within to be delivered out of this facility.

Hunt Brothers Pizza local delivery representatives will transition in and out of the facility each workday during normal working hours, usually early morning and later in the day. All on site driving areas will be paved with concrete or asphalt leaving the remaining open areas to be landscaped with dryland grasses (water conservancy), trees, bushes and other low maintenance landscaping components to meet the current zoning and building codes. Please note the site is large enough to accommodate future expansion if and when needed.

The Regional Manager for Hunt Brothers Pizza has already purchased a home for his family and has moved to Summerset, SD. He has been working the territory now for about 2 months so the commitment to growing this region out of Summerset, SD is well under way.

Please provide any comments to Phil Olsen, President of Olsen Development Co., Inc. at polsen1@midco.net and Rick Wagner, Facilities Network Engineer at rick.wagner@hbpizza.com.



PHONE: 605-490-1401 EMAIL: BASELINE@STURCISSURVEYING.COM JOB NUMBER: 22-130 I, Spring Welley Enfectabriment, LLCs, do havely endity, but in on the events of the form and detailed in LLCs, do ther! did utiliserins and do john in the short feet man and events of the land should confirm to all entities opplicable and the substitute, and events or the self-ment expedition. Depleted aboving, substitute, and events or the deficient of the confirm of the self-ment of the self On this — doy of personally opposed by Day Moon me, the find of the first proper of spirit and the first proper of the first proper that we have the first proper that the first proper the first property that Lower E. Varietz, 2015 General waven. Bring, 2, being a Replated least Sorper in the State of th OFFICE OF RECISTER OF DEEDS IN MINESS WHEREOF, I hereby set my hand and official and. SURVEYOR'S CERTIFICATE OWNER'S CERTIFICATE ACKNOWLEDGEMENT OF Shanan E. Vasknetz Registered Land Survayor No. 7719 H WINESS WHEREOF hereunto set my hand and sepi Meade County Register of Danda IN WITNESS WHEREOF We hereunto set our hands this. -day of Notary Public STATE OF COUNTY OF LOT 6 Plat of Summerset USA.

Lots IR, 2, 3 and 4 of Block 3 of Summerset USA.

Located in Sec. 25, T.3N., Reli., B.H.M., City of Summerset, Meede County, South Dekota. DRAINAGE NOTES:

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Notes

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

Notice is hereby given that the following petitioner has applied to the City of Summerset Planning and Zoning Board under the provisions of the City of Summerset Zoning Ordinances as follows: Applicant: Rick Wagner — Seed Time and Harvest, LLC; Phil Olsen — Olsen Development Co. Inc; Curl Huus — Spring Valley Entertainment, LLC Address: T/B/D, Summerset SD (NW Corner of Constitution and Democracy Streets) Existing Legal Description — Lot 1, Block 3 of Summerset USA, located in Section 25, Township 3 North, Range 6 East, BHM, City of Summerset, Meade County SD. Proposed Legal Description — Lot 1R, Block 3 of Summerset USA, located in Section 25, Township 3 North Range 6 East, BHM City of Summerset, Meade County SD. 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) — To allow a warehouse distribution building on behalf of Hunt Brothers Pizza. Notice is further given that said application will be heard and considered by the City of Summerset Planning and Zoning Commission at Summerset Municipal Building, 7055 Leisure Lane, Summerset, South Dakota at 6:00 p.m. on the 25th day of April 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.

(Published April 5, 2023, at the total approximate cost of \$57.70 and may be viewed free of charge at www.sdpublicnotices.com) Legal No: 55863