

**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.

ADJOURNMENT

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

Stephany Baumeister, Interim Finance Officer

Brody Oldfield, Chairman

Published once _____ at a cost of \$ _____.

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
REVIEWRECEIVED
MAR 30 2023

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 | LOT 1, BLOCK 3, SUMMERSET USA | |
| PROPOSED | LOT 1R, BLOCK 3, SUMMERSET USA | |
| LOCATION | NW CORNER OF CONSTITUTION AND DEMOCRACY STREETS | |
| Size of Site-Acres | Square Footage | Proposed Zoning |
| DESCRIPTION OF REQUEST: TO ALLOW A WAREHOUSE DISTRIBUTION BUILDING IN GC ZONING, ON BEHALF OF HUNT BROTHERS PIZZA, | | Utilities: Private / Public |
| | | Water BHWB |
| | | Sewer SUMMERSET |

APPLICANT

Name ATTN: RICK WAGNER
SEEDTIME AND HARVEST, LLC

Phone (605) 707-9099Address PO BOX 757E-mail RICK.WAGNER@HBPIZZA.COMCity, State, Zip PARIS, KY 40362 3/30/23Signature Rick Wagner Date 3/30/23

PROJECT PLANNER - AGENT

Name ATTN: PHIL OLSENPhone (605) 576-8868Address PO BOX 795E-mail POlsen1@midco.netCity, State, Zip BLACK HAWK, SD 57118Signature Phil Olsen Date 3/30/23

OWNER OF RECORD (If different from applicant)

Name ATTN: CURT HUSPhone (605) 484-4460Address 511 TH ST.E-mail CURT.HUS@GMAIL.COMCity, State, Zip RAPID CITY, SD 57101

Property Owner Signature

Date

Property Owner Signature

Date

Signature Curt Hus Date 3/30/23Print Name: CURT HUS

Signature _____ Date _____

Title*: MEMBER

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
☐ Quaal Road District
☐ Other: _____
☐ Other: _____
☐ Other: _____
☐ Other: _____

Planning and Zoning Meeting Date: _____

Commission Meeting Date: _____

Date Paid: _____

Payment Type: Cash ☐ Check ☐ Credit Card ☐

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.

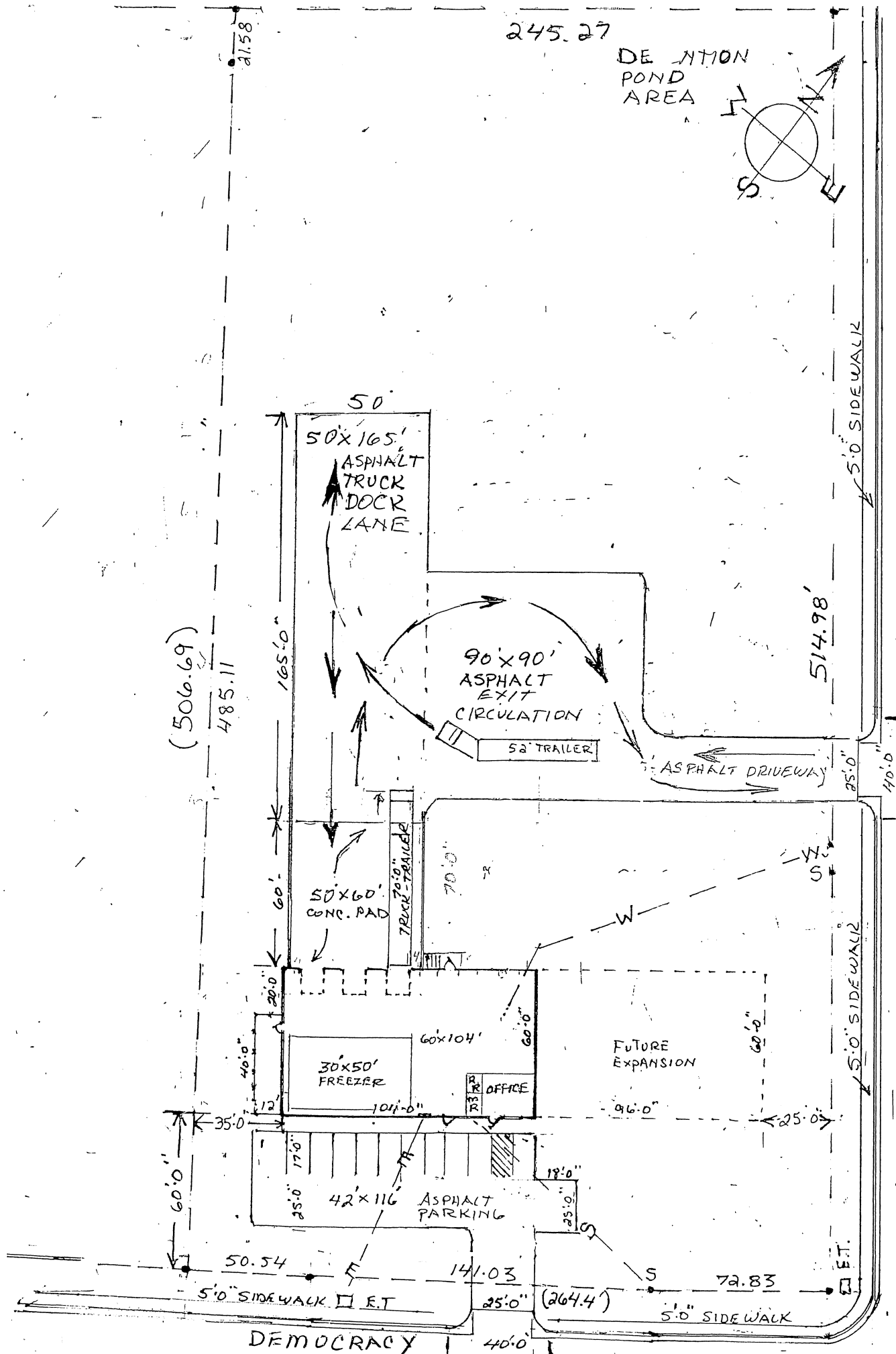
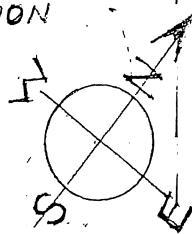
The land use zoning is General Commercial in nature. This use is similar to AMD Distribution and Supply which is located on Constitution Street just NW of Black Hills Polaris. However, there will be no product created or fabricated on site therefore the Hunt Brothers Pizza use should be considered a 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 polson1@midco.net and Rick Wagner, Facilities Network Engineer at rick.wagner@hbpizza.com.

DE ANTON
POND
AREA



CONSTITUTION

REVISED
03-30-25

7022 2410 0001 5815 4189

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Rapid City SD 57702

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INDEPENDENCE PROPERTIES LLC (D)

4511 S GLENVIEW PL

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RDR INVESTMENTS LLLP

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SD DEPT OF TRANSPORTATION (D)

700 E BROADWAY AVE

PIERRE SD 57501

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RICE MALL DRIVE FAMILY PROP (D)

3337 E MALL DR

RAPID CITY SD 57701

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MONUMENT HEALTH

RAPID CITY HOSPITAL INC

PO BOX 6000

RAPID CITY SD 57709

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Postage \$0.63

\$ Total Postage and Fees \$5.13

\$

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SPRING VALLEY ENTERTAINMENT (D)

LLC

517 7TH ST

RAPID CITY SD 57701

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03/31/2023

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SIoux FALLS, SD 57108

Certified Mail Fee \$1.15
\$63.25
Extra Services & Fees (check box, add fee if appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$0.15

Signature of

Milliron Leasing LLC
27068 Mueller Pl
City Sioux Falls SD 57108

Postmark
Here

03/31/2023

PS Form 3800, April 2015 PSN 7530-02-000-9047

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7022 2410 0001 5815 4196

Customer Ad Proof

132-60017480

SUMMERSET FINANCE OFFICE

Order Nbr 55863

Publication

Rapid City Journal

Contact SUMMERSET FINANCE OFFICE

Address 1 7055 LEISURE LANE

Address 2

City St Zip SUMMERSET SD 57718

Phone 6057189858

Fax 6051789883

Section Legal

SubSection

Category 0072 Public Notices

Ad Key 55863-1

Keywords Notice of Public Hearing of APPLICATION FOR

Notes

Ad Proof

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; Curt 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.
Dated this 30th day of March 2023.
Lisa Schieffer
Summerset City Administrator

(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

PO Number Lisa Schieffer

Rate Open

Order Price 57.13

Amount Paid 0.00

Amount Due 57.13

Start/End Dates 04/05/2023 - 04/05/2023

Insertions 1

Size 65

Salesperson(s) Legals 90

Taken By Shawn Killinger