



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 Lot 2 of Lenlu Estates, Located in the SW1/4 & SW1/4SE1/4 of Section 24, Township 3 North, Range 6 East, Black Hills Meridian, City of Summerset, Meade County, South Dakota.

PROPOSED Same

LOCATION Exit 48, I-90 and Stagestop Road, Summerset, SD

Size of Site—Acres 52.55 Square Footage 2,288,875.24 Proposed Zoning GI

DESCRIPTION OF REQUEST: Rezone parcel from AG to GI

Utilities: Private / Public
Water Private
Sewer Future Public

APPLICANT

Name Dakota Cable Solutions - Chad Gollnick Phone 605-415-5090
Address PO BOX 825 E-mail cgollnick@ironoutfitter.com
City, State, Zip Black Hawk, SD 57718 Signature [Signature] Date 2/16/2022

PROJECT PLANNER - AGENT

Name Affordably Creative Engineering Services, Inc. - ACES, Leah M. Berg, P.E. Phone 605-716-4646
Address 324 Saint Joseph Street, Suite 200 E-mail Lberg@proacesinc.com
City, State, Zip Rapid City, SD 57701 Signature [Signature] Date 2/16/22

OWNER OF RECORD (If different from applicant)

Name _____ Phone _____
Address _____ E-mail _____
City, State, Zip _____

[Signature] 2/16/2022 Date
Property Owner Signature _____ Date _____

Signature _____ Date _____
Print Name: _____
Title*: _____
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 ☐

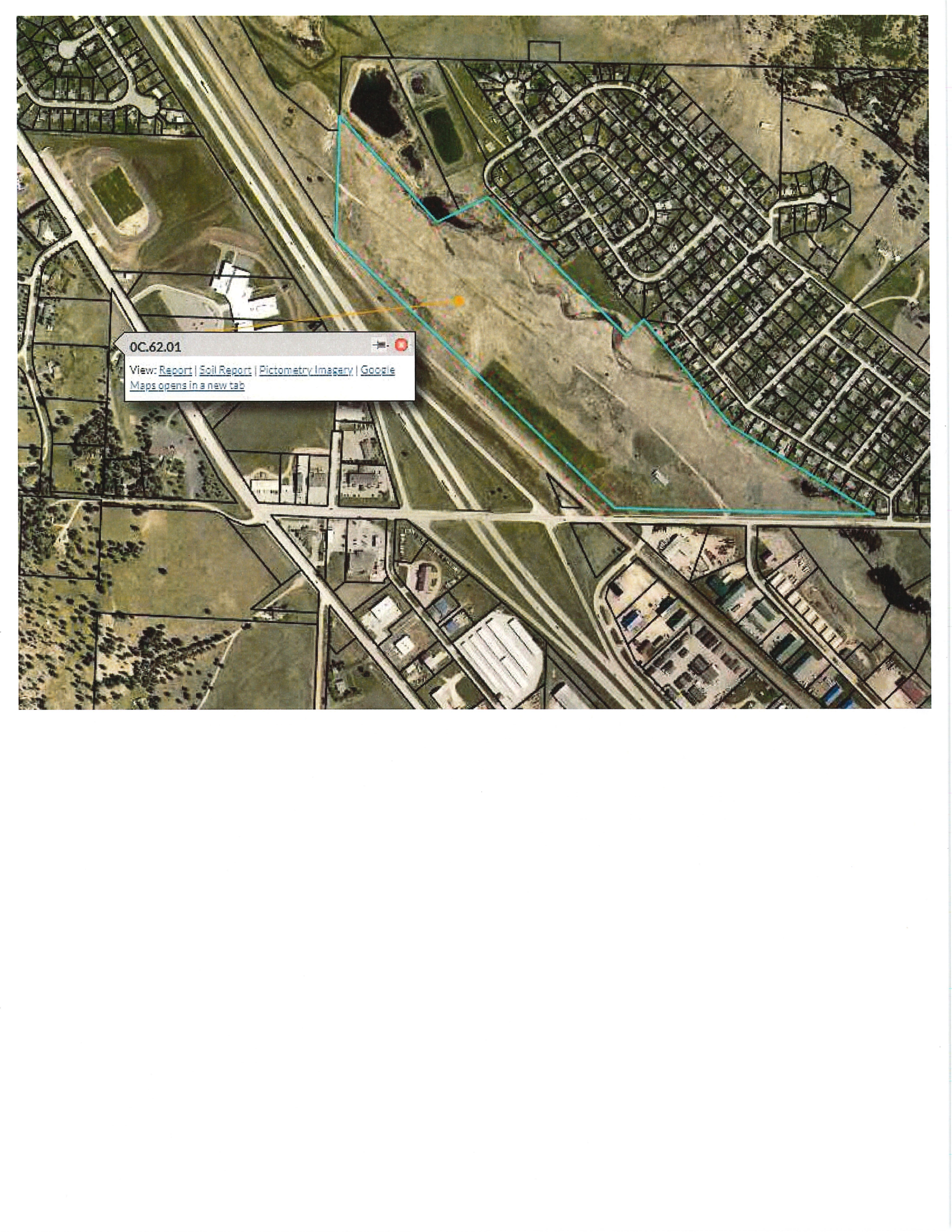
PARCEL LOCATION
FOR REZONE



NOT TO SCALE



PROJECT LOCATION MAP

An aerial photograph showing a mix of residential and commercial land. A cyan-colored boundary outlines a large, irregularly shaped area in the upper right and center. Within this area, there are some smaller ponds and a road. An orange dot is placed on a road that runs horizontally across the middle of the image. To the left of the orange dot, there is a small white box with a grey border containing text and links. The background shows various buildings, parking lots, and green spaces.

0C.62.01

[View: Report](#) | [Soil Report](#) | [Pictometry Imagery](#) | [Google Maps opens in a new tab](#)

**CITY OF SUMMERSET
NOTICE OF PUBLIC HEARING
LAND/ZONING DESIGNATION**

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 Ordinance **§155.357** - Rezoning as follows:

Current Zoning – AG Agriculture

Lot 2 of Lenlu Estates, Located in the SW1/4 & SW1/4SE1/4 of Section 24, Township 3 North, Range 6 East, Black Hills Meridian, City of Summerset, Meade County, SD.

Rezoning request: GI General Industrial

Applicant: Chad Gollnick

Notice is further given that said application will be heard and considered by the City of Summerset Planning and Zoning Commission at Summerset City Hall, 7055 Leisure Lane, Summerset, South Dakota at 6:00 p.m. on the 22nd day of March 2022. 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 28th day of February 2022.

Lisa Schieffer
Summerset City Administrator

Published once 3/3/2022 at the cost of \$23.99.

Customer Ad Proof

60017480 SUMMERSET FINANCE OFFICE

Order Nbr 43454

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 43454-1

Keywords NOTICE OF PUBLIC HEARING 2

Notes

PO Number

Rate Open

Order Price 23.99

Amount Paid 0.00

Amount Due 23.99

Start/End Dates 03/03/2022 - 03/03/2022

Insertions 1

Size 42

Salesperson(s) Legals 90

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Lisa Schieffer
Summerset City Administrator

(Published once at the approximent cost of \$23.99)

BURNS,ROBERT DE MORAES (D)
LA HOOD,MARY KATHRYN
12017 STURGIS RD
BLACK HAWK SD 57718

DAKOTA CABLE SOLUTIONS (D)
PO BOX 825
BLACK HAWK SD 57718

DAKOTA CABLE SOLUTIONS INC (D)
PO BOX 825
BLACK HAWK SD 57718

GINGRAS FAMILY LP (D)
7765 ELK CREEK RD
PIEDMONT SD 57769

7021 1970 0001 6298 4216

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Total Postage and Fees \$

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Burns, Robert De Moraes La Head
Street and Apt. No., or PO Box No.
12017 Sturgis RD
City, State, ZIP+4®
Black Hawk, SD 57718

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

57701-9998

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Total Postage and Fees \$

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Dakota Cable Solutions Inc. (D)
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PO Box 825
City, State, ZIP+4®
Black Hawk, SD 57718

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Piedmont, SD 57769

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57701-9998

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RAPID CITY SD

COMMUNITY PLANNING & DEVELOPMENT SERVICES

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

REZONING PROCEDURES

The Filing Fee for a Rezoning Request is \$300.00

Information and actions required of the Petitioner:

1. The applicant meets with Zoning Administrator to discuss the proposal.
2. An application is submitted which is signed by the property owner and includes the legal description of the property for which rezoning is requested. Planning and Zoning Hearing date established.
3. A vicinity map is submitted which identifies the general area and boundaries of the property on which rezoning is requested.
4. Upon receipt of a complete application, the Zoning Administrator will prepare the property owners list. The Zoning Administrator will contact the petitioner when the list is ready.
5. The Finance Officer will prepare an official notice of public hearing fully setting forth a description of the development plan for the property, if any, in the event the rezoning request is approved. A property owners list along with the original of official notice of public hearing will be provided to the applicant. The applicant shall notify by certified letter, as least ten(10) days in advance of the public hearing, the owners of equity of all property in the City limits within 250 feet, inclusive of streets and alleys, from any part of the property subject to rezoning, of the date, place and time of the public hearing.

Procedure:

1. A notice of hearing is published.
2. The request is considered at a public Planning Commission hearing and the Planning Commission recommends action to the City Council.
3. A date is established for the Planning and Zoning recommendation to be heard by the City Commission. The City Commission shall publish a legal notice not less than ten (10) days prior to the public hearing.
4. The City Commission shall make a final determination within 30 days from the date of the Planning and Zoning hearing recommendation.
5. If approved, the rezoning becomes effective twenty days after publication of the City Council action.

§ 155.357 REZONING REQUESTS.

An application for a rezoning shall be filed with the Zoning Administrator. Rezoning requests may be initiated by either the property owner or a designated representative or by an appropriate governmental agency. If by a designated representative, the designation shall be in writing, signed by the property owner, and filed with the application.

(A) *Appearance.* The applicant shall appear before the Planning and Zoning Board to present the application, at which time the Planning and Zoning Board may initiate a study of the request. If in the opinion of the Planning and Zoning Board a study is not required, a public hearing shall be set.

(B) *Notification procedure.* The applicant shall notify by certified letter, at least ten days in advance of the public hearing, the owners of equity of all property in the city limits within 250 feet, inclusive of streets and alleys, from any part of the property subject to the rezoning, of the date, place, and time of the public hearing. Such notification shall fully set forth a description of the development plan for the property, if any, in the event the rezoning request is approved.

(C) *Hearing by the Planning and Zoning Board.* The Planning and Zoning Board shall publish legal notice not less than ten days prior to the public hearing. At the close of the public hearing, the Planning and Zoning Board shall forward its recommendation to the Board of Commissioners.

(D) *Hearing by Board of Commissioners.* The Board of Commissioners shall publish legal notice not less than ten days prior to the public hearing. After taking into account all pertinent information and the recommendation of the Planning and Zoning Board, the Board of Commissioners shall make a final determination within 30 days of the date of the hearing.

(Ord. passed 2-3-2011, § 2.38.030)

GI GENERAL INDUSTRIAL DISTRICT

§ 155.135 GENERAL DESCRIPTION.

The General Industrial District (GI) is established to provide areas in which the principal use of land is for light manufacturing and assembly plants, processing, storage, warehousing, wholesaling, and distribution in which operations are conducted so that noise, odor, dust, and glare are completely confined within an enclosed building.

(Ord. passed 2-3-2011, § 2.22.010)

§ 155.136 USES PERMITTED.

The following uses shall be permitted in the GI General Industrial District:

- (A) Wholesale distributing companies, all commodities except live animals, explosives, and junk;
- (B) Assembling and packaging, freight handling, light manufacturing, storage and warehousing, and similar operations;
- (C) Factory outlet stores for the retail sale and showrooms for the display of goods manufactured on-site;
- (D) Service and research and development establishments;
- (E) Contractor's shop/storage yard;
- (F) Mini storage facility;
- (G) Utility facility, public, and neighborhood;
- (H) Signs;
- (I) Motor vehicle repair, provided that all body and/or mechanical repair work shall be completed within the building area. All inoperable vehicles shall be stored within a building or within a side or rear yard which is screened with an opaque fence at least six feet in height;
- (J) Carwashes;
- (K) Bus garaging and equipment maintenance;
- (L) Veterinary establishments and kennels;
- (M) Farm and contractor implement sales, display, and service;
- (N) Farm store or feed store;
- (O) Manufactured home sales and services; and
- (P) Accessory uses and buildings. Any accessory building shall be located on the same lot with the principal building.

(Ord. passed 2-3-2011, § 2.22.020)

§ 155.137 CONDITIONAL USES.

After the provisions of §§ 155.335 through 155.341 relating to conditional uses have been fulfilled, the Planning and Zoning Board may permit as permitted conditional uses:

- (A) Stockyards/slaughtering of animals;

(B) Processing of minerals, rendering, or refining any organic or inorganic material, explosive manufacture storage, grain and forage processing and handling, alcohol or ethanol plant, or similar products or processes;

(C) Ready-mix concrete plant;

(D) Asphalt concrete plant;

(E) Solid waste transfer facility;

(F) Recycling processing facility;

(G) Junkyard or salvage yard;

(H) Landfill; and

(I) Other uses may be allowed, provided they are not found to be contrary to intended uses of the district.

(Ord. passed 2-3-2011, § 2.22.030; Ord. passed 2-16-2017)

§ 155.138 AREA REGULATIONS.

All setbacks shall be measured from the owner's property lines as follows:

(A) *Front setback*. Twenty five feet. Buildings with sidewalls over 20 feet shall have a 40-foot front setback;

(B) *Side setback*. Twenty five feet;

(C) *Rear setback*. Twenty five feet;

(D) *Minimum lot width*. One hundred feet, except in cul-de-sac areas;

(E) *Minimum lot size*. Fifteen thousand square feet; and

(F) *Maximum lot coverage*. Seventy five percent.

(Ord. passed 2-3-2011, § 2.22.040)

§ 155.139 HEIGHT REGULATIONS.

There shall be a maximum of five stories or 60 feet.

(Ord. passed 2-3-2011, § 2.22.050)

§ 155.140 PARKING AND LOADING REQUIREMENTS.

(A) No loading dock shall be constructed facing any public street unless it is constructed a minimum of 80 feet from the property line.

(B) All loading, unloading, and maneuvering operations shall be off-street. No loading or unloading shall be permitted which will interfere with ingress or egress thereto. Driveways and access roads to loading or unloading facilities shall be paved at least as far as the defined setback area.

(C) Paved surface areas are required. All parking areas and loading and unloading areas shall be hard-surfaced.

(D) All provisions of §§ 155.255 through 155.257 shall be met.

(Ord. passed 2-3-2011, § 2.22.060)

§ 155.141 SCREENING.

(A) All provisions of §§ 155.295 through 155.304 shall be met.

(B) There shall be no open storage of material, equipment, or products unless behind an opaque screen which is not less than the height necessary to completely screen the use. All fencing or screening shall be aesthetically compatible with the building design and shall be of an all-wood material, or vinyl, or masonry, or concrete in the case of walls, or all-metal construction for security fences. No security fence or screen shall be permitted to extend closer to the street than the building setback line. All fences and screening shall be maintained in good condition and, in the case of walls, shall be properly painted. Short-term storage of 48 hours or less shall be allowed in any areas adjacent to buildings. If scrap storage is necessary, the same shall be on a concrete pad and completely screened from view. No storage shall be permitted, even if conforming with the requirements of this division (B), if the same shall create a health hazard for occupants of adjacent properties or to the public.

(Ord. passed 2-3-2011, § 2.22.070)

§ 155.142 OTHER REGULATIONS.

Development within the General Industrial District (GI) shall be regulated in conformance with the provisions of §§ 155.175 through 155.183, 155.255 through 155.257, 155.270 through 155.280, and 155.295 through 155.304.

(Ord. passed 2-3-2011, § 2.22.080)