

OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, APRIL 8th, 2024 @ 6:00 P.M.

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

ROLL CALL: Brody Oldfield, Dustin Hirsch, Mitchell Woldt, Casey Kenrick and Mike Martin were present. Absent: Brittni Bjorum. Also present was the City Administrator.

CALL FOR CHANGES: Motion by Kenrick, second by Woldt to approve the agenda of the meeting for April 8th, 2024. Motion carried.

CONSENT CALENDAR: Motion by Kenrick, second by Hirsch to amend the March 26th meeting minutes under item (8) to state:

“Richard Michel expressed his concerns regarding a well he has close to this property and about the distance from the property line. Mr. Cameron indicated that the code is ten feet (10’). The code for a well over one hundred feet (100’) deep is one-hundred feet (100’).”

and approve the remaining minutes. Motion carried.

VARIANCE REQUEST BOOM CONSTRUCTION – HARD SURFACE REQUIREMENT

The matter had been tabled from the March 26th, 2024 Planning & Zoning Meeting. Motion by Woldt, second by Martin, to open discussion.

City Administrator Lisa Schieffer stated to the Board that there was updated information in their packet pertaining to the matter that was not available at the March 26th meeting.

Daene Boomsma owner of Boom Construction was present to answer any questions of the Board. Boomsma gave a brief history of the lot and the intent for building on the same. There being no further input from the public, it was brought back to the Board for comment. There being no comment/concerns of the Board, motion by Martin, second by Kenrick to close discussion. Motion carried.

Motion by Kenrick, second by Woldt, to recommend approval for the variance for a gravel driveway instead of hard surface, to the Board of Commissioners. Motion carried.

ZONING HEARING – THOMAS & JOSEPH NORMAN LOT 3

Motion by Hirsch, second by Kenrick, to open discussion. Motion carried. City Administrator Lisa Schieffer presented the information for the C-1 Commercial Zoning request of Thomas and Joseph Norman. All documents and notices were done in a timely manner per ordinance.

Ms. Kellie Larue asked for clarification that this was for the 4.753-acre lot and not that of Norman Ranch. The Board stated that this was for the 4.753-acre lot.

There being no further comment from the public, motion by Martin, second by Woldt, to close discussion.

Motion by Woldt, second by Kenrick, to approve the recommendation for the C-1 Commercial Zoning on Lot 3 to the Board of Commissioners. Motion carried.

ZONING HEARING – NORMAN RANCH

Motion by Kenrick, second by Hirsch, to open discussion. Motion carried. City Administrator Lisa Schieffer stated to the Board that both Kyle Treloar and Megan Kingsbury of Vanocker Development were on via zoom and asked that Mr. Treloar give a brief overview of the zoning request. In the request they are asking for R-3. R-3 will fit the covenants that lay across the land wherein R-1 single family and R-2 one/two family residential are permitted under the uses of R-3 Multi-Family Residential.

The floor was then open to the public for comments. The following citizens expressed their concerns regarding increased traffic and use of Quaal Road, which is a road district, and if traffic studies have been done; lot size/high density, and 5% duplex/townhouses per the covenants and the location of the same; property values decreasing; if a drainage study will be done; how many intersections out to Norman Avenue, road locations/culverts, and if a road would be built on the section line down to Peaceful Pines; views in the area, aesthetically pleasing with the surrounding area lots; and objections to R-3 Zoning and the height requirements; Opposition to the R-3 and suggested it be R-1 Single Family.

Kellie Larue
Jane Tennyson
Peggy Corr
Steve Abernathy
Matt Corr
Karen Barkl
Kevin Malon
Ron Freed
Tom Hook
Mike Barkl

*Letter made of record – Tessa & Blayne Gower

*Letter made of record – Tom & Yvonne Kraft

Mr. Treloar stated that all the questions that have been asked were very good questions and answered what questions were brought forth, but that some of the questions would need to be answered with the preliminary plat and they are currently working on additional documentation that is asked for by the City of Summerset. There will be public meetings that will be forthcoming in the near future regarding the preliminary plat/documentation.

The Board asked for any further comments from the public. Seeing none, it was then brought back before the Board. Discussion ensued regarding the R-3 designation and how the covenants ran with the property. Also discussed were the height regulations. Mr. Treloar stated that there would be nothing above two and a half stories. Discussion took place of whether that could be written in the covenants or could be discussed further when the preliminary plat comes before the Planning and Zoning Board.

Motion by Martin, second by Kenrick to close the discussion. Motion carried.

Motion by Woldt, second by Martin, to recommend the R-3 zoning to the Board of Commissioners. Voting yes: Oldfield, Martin, Woldt and Hirsch. Voting no: Kenrick. Motion carried.

ADJOURNMENT

Motion by Hirsch, second by Martin to adjourn the meeting at 7:46 p.m. Motion carried.

Stephany Baumeister, Finance Officer

Brody Oldfield, Chairman

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