

**OFFICIAL MINUTES**  
**SUMMERSET PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**TUESDAY, SEPTEMBER 10th, 2024 @ 6:00 P.M.**

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

**ROLL CALL:** Dustin Hirsch, Mitchell Woldt (via zoom), Brittini Bjorum, Casey Kenrick and Brody Oldfield were present. Also present was the City Administrator and City Attorney.

**CALL FOR CHANGES:** Motion by Kenrick, second by Hirsch to approve the agenda of the meeting for September 10th, 2024. Motion carried.

**CONSENT CALENDAR:** Motion by Hirsch, second by Bjorum to approve the minutes of the regular meeting of August 27<sup>th</sup>, 2024. Motion carried.

**PRELIMINARY/FINAL PLAT – BLACK RIVER RE, LLC.**

Motion by Kenrick, second by Hirsch, to open discussion. Motion carried.

City Administrator Lisa Schieffer presented the preliminary/final plat to the Board. All comments have been addressed in the review by the engineer. Sam Crittenden and Ethan Peterson from Black River RE, LLC were on hand to answer any questions.

Motion by Kenrick, second by Bjorum to close discussion. Motion carried.

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

**ANNEXATION PETITION – BLACK RIVER RE, LLC.**

Motion by Hirsch, second by Kenrick, to open discussion on the petition. Motion carried.

City Administrator Lisa Schieffer presented the petition to the Planning and Zoning Board.

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

Motion by Bjorum, second by Kenrick to recommend approval of the voluntary annexation petition to the Board of Commissioners. Motion carried.

**VARIANCE FOR NON-ANNEXATION INTO THE CITY OF SUMMERSET – MICHAEL GOOSEN**

Motion by Bjorum, second by Kenrick, to open discussion on the variance. Motion carried.

City Administrator Lisa Schieffer stated that Mr. Goosen has a total of four variances and that each one will be acted on separately, along with a minor plat. Schieffer asked Mr. Goosen if he had any representation at the meeting or if he was presenting by himself. Mr. Goosen indicated he was presenting by himself.

Mr. Goosen addressed the Board and stated that he did not want to be in the city limits of Summerset due to the fact that currently he would not be able to comply with our ordinances. Discussion ensued on what would be expected per ordinance if he were to be annexed into the city.

The Board then opened up the comment period to the public. Phil Olsen stated he was a designated spokesperson for variance people that had property in and outside of the city limits of Summerset.

Olsen talked about the process of the variances with the Board. He expressed his concerns about the ongoing disregard of the property from permitting to the junked cars, mobile homes, and animals.

Mike Paulsen expressed his concerns about the dogs and that they hear them all the time. Paulsen stated that the mobile homes that were on the property looked unlivable. He is concerned about the valuation of his property. Paulsen is in favor of annexation so there is governance to oversee the same.

Eric Mack works for the City of Rapid City and deals with permitting. Mr. Mack presented pictures to the Board regarding the property and the grading that has taken place at the Goosen property. Mack is for the annexation in order to clean up the property, to follow ordinances, and to obtain proper permitting.

Justin Rudland owns the property that is being developed across from Mr. Goosen. Rudland had to go through processes in order to develop in the city. Rudland encourages the Board to not grant the variance. Rudland referred to the property and stated that values will go down around that area and it will be hard for developers to want to invest in the city.

Mr. Goosen came up to give rebuttal. Goosen gave the background on visiting with Meade County and why the mobile homes were on the property and explained why the inoperable cars are located on the same. He feels the variances he is asking for are appropriate for his needs as to how his property sits. Goosen feels like he is being forced into a position to be annexed and he does not want to be annexed. Goosen stated he got permission from Meade County to put that mobile home on the plotted area.

Mr. Wheeler stated that if he is annexed in, the mobile home would not comply with the city ordinances.

Board Member Casey Kenrick stated that it has been the precedent of this Board to annex if the property is contiguous to the city boundaries and in only one case has the Board not recommended the same and that was because it was setting in the Black Hawk area. Other Board Members felt the same way about the annexation.

Board Member Mitchell Woldt asked for clarification on the subdividing of the lots regarding the septic needs for the property. Mr. Goosen stated that was one of the reasons for adjusting the lot lines and this would solve all the problems for getting septic. City Administrator Lisa Schieffer read an email from Tonya Vig, Meade County Planning Director, "If Mr. Goosen replats he will not be able to get a septic permit from Meade County. He would likely have to design a septic system and ask SD DANR and Meade County for a variance." Schieffer went on to state what the City of Summerset would need, per the review of HDR, to get septic.

Mr. Goosen was under the impression he could put a septic in there at this time and he is unsure of what was going on. City Attorney Mike Wheeler stated to Mr. Goosen that if he would like to table this matter, until he can verify the information, that he can do that.

Mr. Goosen stated that he wanted to table the remaining items.

Motion by Bjorum, second by Kenrick to close discussion. Motion carried.  
Motion by Hirsch, second by Bjorum to table the following items:

- 1) VARIANCE FOR ANNEXATION
  - 2) VARIANCE FOR SETBACKS
  
  - 3) VARIANCE ON 8' MINOR DRAINAGE & UTILITY EASEMENT THROUGHOUT BOTH LOTS
  - 4) VARIANCE FOR SHARED DRIVEWAY ACCESS
  - 5) MINOR PLAT
- Motion carried.

**ADJOURNMENT**

Motion by Hirsch, second by Kenrick to adjourn the meeting at 7:10 p.m. Motion carried.

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Brielle Schrock, Finance Officer

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Brody Oldfield, Chairman