

OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, AUGUST 27th, 2024 @ 6:00 P.M.

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

ROLL CALL: Dustin Hirsch (via telephone), Mitchell Woldt (via zoom), Mike Martin, Casey Kenrick and Brody Oldfield were present. Also present was the City Administrator.

CALL FOR CHANGES: Motion by Kenrick, second by Martin to approve the agenda of the meeting for August 27th, 2024. Motion carried.

CONSENT CALENDAR: Motion by Kenrick, second by Martin to approve the minutes of the regular meeting of July 9th, 2024. Motion carried.

MINOR PLAT – STAN JONES

City Administrator Lisa Schieffer presented the minor plat to the Board. Schieffer stated that the two parties would like to swap land due to the terrain of the property. A creek channel runs along the edge and both parties would then take in that portion of the creek with their property.

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

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

VARIANCE REQUEST – NON-ANNEXATION STAN JONES

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

City Administrator Lisa Schieffer stated that due to the proximity of the land it fell under ordinance 151.020 (E) to be annexed due to subdividing, but the location is within Black Hawk. Schieffer stated to the Board that this would cause a doughnut hole if Black Hawk ever incorporated and at this time it is not in the best interest of Summerset to annex the same.

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

Motion by Martin, second by Kenrick to approve the variance to not be annexed into the city limits of Summerset to the Board of Commissioners.

ADJOURNMENT

Motion by Martin, second by Kenrick to adjourn the meeting at 6:07 p.m. Motion carried.

Brielle Schrock, 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 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 A portion of the N 1/2 of the SW 1/4 Section 5, T2N, R7E, B.H.M Formerly described as Lot A (Plat Book 22, Page 158) and including Lot U3 (Plat Book 22, Page 333) Located in the N 1/2 of the SW 1/4 of Sec. 5, T2N, R7E, B.H.M.

PROPOSED Lot A1 being a portion of the N 1/2 of the SW 1/4 Section 5, T2N, R7E, B.H.M

LOCATION Located approximately 2,660-feet north of the Norman Ave and Peaceful Pines Road Intersection

Size of Site-Acres 6.26	Square Footage 272,685	Proposed Zoning C-1
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DESCRIPTION OF REQUEST: Preliminary Plat, See attached

Utilities: Private / Public
Water Private
Sewer Private

APPLICANT

Name Black River RE, LLC - Samuel A. Crittenden Phone _____
 Address 623 Dakota Drive E-mail sam@blackrivercontracting.net
 City, State, Zip Rapid City, SD 57702 Signature _____ Date _____

PROJECT PLANNER - AGENT

Name Towey Design Group - Brandon Kruse Phone 605.600.1759
 Address 475 Villa Drive, Suite #3 E-mail brandon@toweydesigngroup.com
 City, State, Zip Box Elder, SD 57719 Signature _____ Date _____

OWNER OF RECORD (If different from applicant)

Name Black River RE, LLC - Samuel A. Crittenden Phone _____
 Address 623 Dakota Drive E-mail sam@blackrivercontracting.net
 City, State, Zip Rapid City, SD 57702

[Signature] 08/12/24 [Signature] 08/12/24
 Property Owner Signature Date Property Owner Signature Date

Signature _____ Date _____
 Print Name: Samuel Crittenden
 Title*: Member

Signature _____ Date _____
 Print Name: Ethan Petersen
 Title*: Member

*required for Corporations, Partnerships, etc.

FOR STAFF USE ONLY

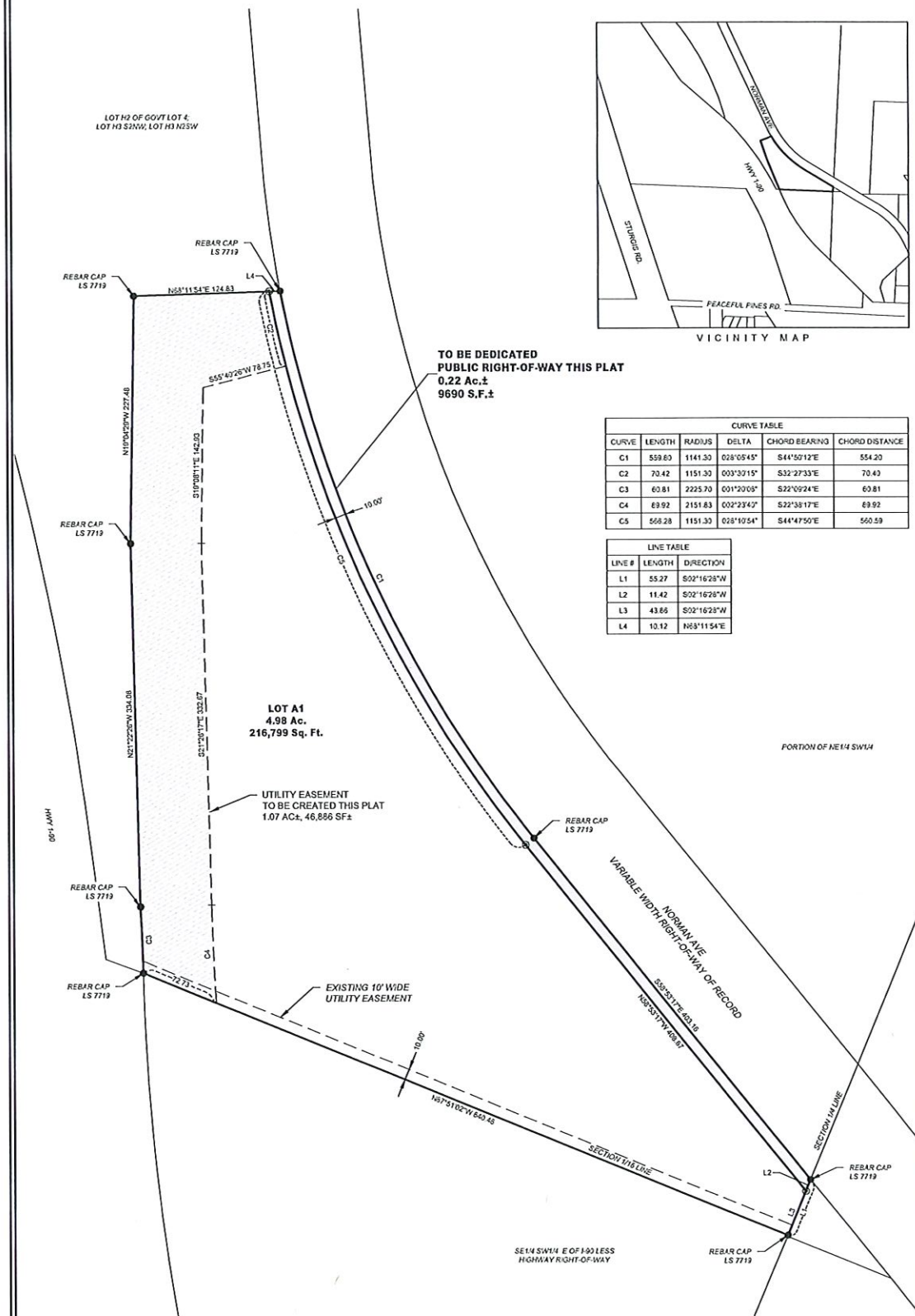
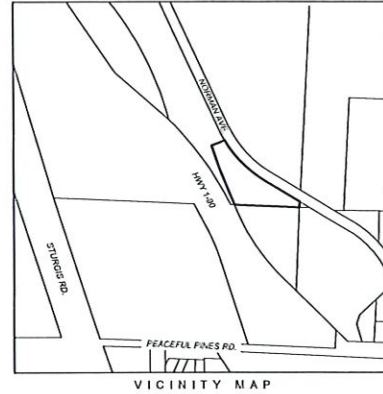
ZONING
Current
North
South
East
West
Planner
File No.
Comp Plan
Received By:

- | | | |
|--|---|--|
| <input type="checkbox"/> Sewer Utility | <input type="checkbox"/> BHP&L | <input type="checkbox"/> Diamond D Water |
| <input type="checkbox"/> Fire Department | <input type="checkbox"/> Finance Officer | <input type="checkbox"/> Black Hills Water |
| <input type="checkbox"/> Public Works | <input type="checkbox"/> Register of Deeds | <input type="checkbox"/> Quaal Road District |
| <input type="checkbox"/> Planning | <input type="checkbox"/> County - Planning | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Building Inspector | <input type="checkbox"/> SD DOT | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Engineering | <input type="checkbox"/> SD DENR | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> City Code Enforcement | <input type="checkbox"/> Auditor - Annexation | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Police | <input type="checkbox"/> Drainage | <input type="checkbox"/> |
| <input type="checkbox"/> City Attorney | <input type="checkbox"/> Parks & Recreation | |

Planning and Zoning Meeting Date: _____
 Commission Meeting Date: _____
 Date Paid: _____

Payment Type: Cash Check Credit Card

**PLAT OF LOT A1
AND DEDICATED 10' WIDE PUBLIC RIGHT OF WAY**
BEING A PORTION OF THE N1/2 OF THE SW1/4 OF SEC. 5, T2N, R7E, B.H.M.
LOCATED IN THE N1/2 OF THE SW1/4 OF SEC. 5, T2N, R7E, B.H.M.
MEADE COUNTY, SOUTH DAKOTA

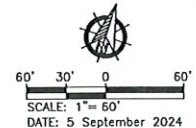


**TO BE DEDICATED
PUBLIC RIGHT-OF-WAY THIS PLAT**
0.22 Ac.±
9690 S.F.±

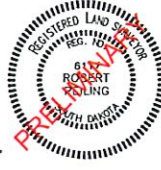
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	559.60	1141.30	028°05'45"	S44°50'12"E	554.20
C2	70.42	1151.30	003°30'15"	S32°27'33"E	70.43
C3	60.81	2225.70	001°20'05"	S22°09'24"E	60.81
C4	69.92	2151.83	002°23'42"	S22°38'17"E	69.92
C5	568.28	1151.30	028°10'54"	S44°47'50"E	560.59

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	55.27	S02°16'28"W
L2	11.42	S02°16'28"W
L3	43.66	S02°16'28"W
L4	10.12	N68°11'54"E

LEGEND
 (C) DENOTES SET 5/8" PC MARKED "TDO-LS 6117"
 (S) DENOTES FOUND SURVEY MONUMENT MARKED AS "LS 7719"
 (P) DENOTES RECORDED IN PREVIOUS PLAT OR DESCRIPTION
 (M) DENOTES MEASURED IN THIS SURVEY.
 UTILITY AND MINOR DRAINAGE EASEMENTS: 8' ON THE INTERIOR SIDES OF ALL LOT LINES, EXCEPT WHERE MAJOR DRAINAGE EASEMENTS LIE.
 ANY MAJOR DRAINAGE EASEMENT SHOWN HEREON SHALL BE KEPT FREE OF ALL OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO BUILDINGS, WALLS, FENCES, HEDGES, TREES AND SHRUBS. THESE EASEMENTS GRANT TO ALL PUBLIC AUTHORITIES THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, AND REPAIR SUCH IMPROVEMENTS AND STRUCTURES AS IT DEEMS EXPEDIENT TO FACILITATE DRAINAGE FROM ANY SOURCE.
 BASIS OF BEARINGS-SOUTH DAKOTA STATE PLANE SOUTH ZONE COORDINATE SYSTEM (NAD83-2011).



**PLAT OF LOT A1
AND DEDICATED 10' WIDE PUBLIC RIGHT OF WAY**
BEING A PORTION OF THE N1/2 OF THE SW1/4 OF SEC. 5, T2N, R7E, B.H.M.
LOCATED IN THE N1/2 OF THE SW1/4 OF SEC. 5, T2N, R7E, B.H.M.
MEADE COUNTY, SOUTH DAKOTA



CERTIFICATE OF OWNERSHIP

State of South Dakota
County of Pennington S.S.

I, _____ of Block River RE, LLC, do hereby certify that we are the owners of the land shown and described hereon; that the survey was done at our request for the purpose indicated hereon; that we do hereby approve the survey and within plot of said land; and that the development of this land shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations.

Any land shown on the within plot as dedicated to public right-of-way is hereby dedicated to public use and public utility use as such, forever, but such dedication shall not be construed to be a donation of the fee of such land.

In witness whereof, I have set my hand and seal.

By: _____
_____ of Block River RE, LLC.

On this ____ day of _____, 20____, before me, a Notary Public, personally appeared _____ of Block River RE, LLC, known to me to be the person described in the foregoing instrument and acknowledged to me that he/she signed the same.

NOTARY PUBLIC: _____
My commission expires: _____

CERTIFICATE OF FINANCE OFFICER

State of South Dakota
County of Meade S.S.

I, Finance Officer of the City of Summerset, do hereby certify that all special assessments that are liens upon any lands included within such plot, are fully paid according to the records of my office.

Dated this ____ day of _____, 20 ____.

Finance Officer of the City of Summerset

CERTIFICATE OF PLANNING AND ZONING COMMISSION

State of South Dakota
County of Meade S.S.

I, Planning and Zoning member, certify that the city's Planning and Zoning Board has reviewed such final plat, and has provided a recommendation to the Board of Commissioners.

Dated this ____ day of _____, 20 ____.

Planning and Zoning Director

BOARD OF COMMISSIONERS RESOLUTION

WHEREAS there has been presented to the Board of Commissioners, the within plot of the above described lands, and it appearing to the Board of Commissioners that:

- a. The system of streets set forth therein conforms to the system of streets of the existing plots of the city;
- b. A provision of the city's subdivision regulations have been complied with;
- c. All taxes and special assessments upon the tract or subdivision have been fully paid; and
- d. Such plot and survey thereof have been executed according to law.

NOW THEREFORE, BE IT RESOLVED that said plot is hereby approved in all respects.

Dated this ____ day of _____, 20 ____.

Mayor of the City of Summerset

Attest: Finance Officer, City of Summerset

CERTIFICATE OF SURVEYOR

State of South Dakota

I, Robert A. Relling, Registered Land Surveyor No. 6117 in the State of South Dakota, do hereby certify that at the request of the owners listed hereon, I have surveyed the tract of land shown, and to the best of my knowledge and belief, the within plot is a representation of said survey. Easements or restrictions of miscellaneous record or private agreements that are not known to me are not shown hereon.

In witness whereof, I have hereunto set my hand and seal.

Robert A. Relling, Registered Land Surveyor #6117 Date: _____

COUNTY OFFICIAL OF EQUALIZATION

I, County official of Equalization of Meade County, South Dakota, do hereby certify that I have on record in my office a copy of the within described plat.

Dated this ____ day of _____, 20 ____.

County Official of Equalization of Meade County

CERTIFICATE OF COUNTY TREASURER

State of South Dakota
County of Meade S.S.

I, Treasurer of Meade County, do hereby certify that all taxes which are liens upon the within described lands are fully paid according to the records of my office.

Dated this ____ day of _____, 20 ____.

Treasurer of Meade County

APPROVAL BY HIGHWAY OR STREET AUTHORITY

The location of the proposed access to an abutting subdivision street from the existing public street or highway as shown hereon is hereby approved. Any change in the location of the said access street shall require additional approval.

Dated this ____ day of _____, 20 ____.

Street Authority

County Highway Authority

Engineer of State Department of Transportation

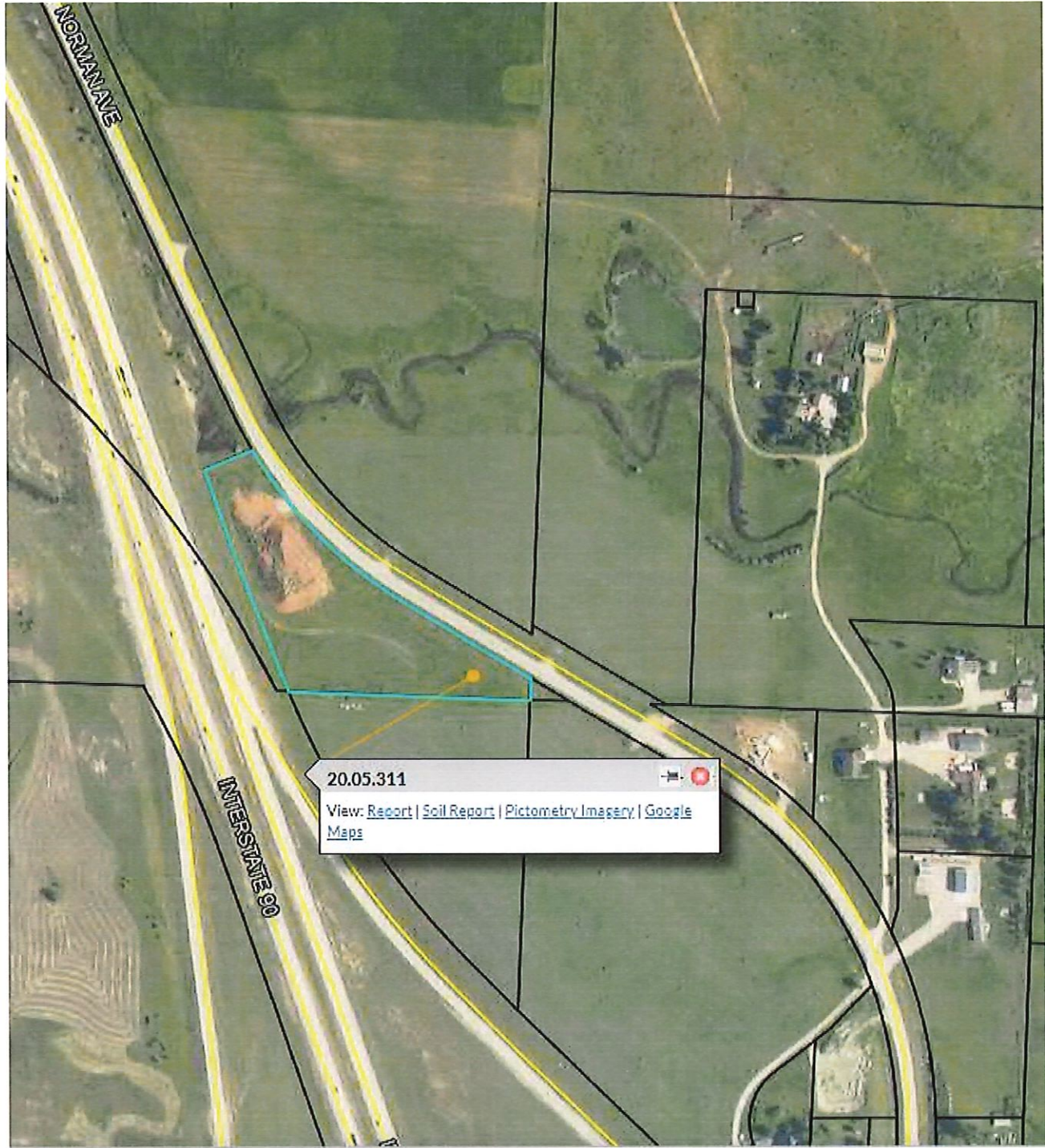
CERTIFICATE OF REGISTER OF DEEDS

State of South Dakota
County of Meade S.S.

Filed this ____ day of _____, 20 ____.

Document # _____.

Register of Deeds



Alternate ID n/a
Class NAC
Acreage n/a

Owner Address BLACK RIVER RE LLC
623 DAKOTA DR
RAPID CITY SD 57702



Plat Review

Lot A1

N ½ of the SW ¼ pf Sec. 5, T2N, R7E, B.H.M

Prepared By: Towey Design Group Inc

Submitted On: Wednesday, September 4, 2024

Reviewed By: Lindsay Shagla, HDR Engineering, Inc.

Review Date: Wednesday, September 4, 2024

The contents of this checklist are based upon the content outlined in the City's Subdivision Ordinances 151 and 155.

The following items have been reviewed for the Plat as defined above:

Plat Content

- Subdivision name shall not duplicate, be the same in spelling, or alike in pronunciation with the name of any other recorded subdivision, unless it is an extension of or adjacent to said subdivision

Comments **Need to edit title and add note about former lot name based on Meade County comments from 8/23/24.**

Completed ✓

- Includes a Scale & North Arrow

Comments

- All Lot and Block Lines are illustrated

Comments

- Bearing & Distances check

Comments **Lot does not close, double check bearings and distances.**

Completed ✓

- Lot & Block numbering pattern is systematic (not scattered)

Comments **N/A**

- Areas of all Lots is identified in both square footage and acres

Comments **Lot A1 area needs to be shown in SQFT as well as acres.**

Completed ✓

- Lots meet lot width and area requirements

Comments **N/A**

- For R-3 zoned properties, all required greenspaces are provided

Comments **Zoned as C-1/ General Commercial. Letter to the City designates equipment warehouse.**

- All Easements are identified & Include Dimensions

Comments

- Right-of-Ways are dimensioned and widths meet Somerset IDCM requirements

Comments **Right of way is established.**

- Names of all adjoining subdivisions, other unplatted properties, and easements are labeled

Comments



Plat Review

<input checked="" type="checkbox"/>	Boundary Lines of the area being subdivided are tied to the nearest established street line, section corner, other previously described subdivision, or other recognized permanent monuments accurately described per SDCL-43-18, 43-20, and 43-21
Comments	
<input checked="" type="checkbox"/>	Location of all monuments and permanent control points, and all survey pins, either set of located as required by SDCL 43-18, 43-20, and 43-21.
Comments	Yes, multiple rebar locations are listed.
<input checked="" type="checkbox"/>	Plat identifies and delineates any portions of the property intended to be dedicated or granted for public use such as drainage facilities, schools or park land.
Comments	N/A
<input checked="" type="checkbox"/>	All dimensions, both linear and angular, necessary for locating the boundaries of the subdivision lots, streets/roads, alleys, easements, and other areas for public or private use are shown to the nearest 1/100 of a foot.
Comments	All measurements are to the 1/100 of a foot.
<input checked="" type="checkbox"/>	Dimensions are identified for the radii, chords, length of curve, point of tangency, and central angles for all curvilinear streets/roads and radii for rounded corners.
Comments	
<input checked="" type="checkbox"/>	The boundary lines of the floodway and 100-year flood zones, along with the base flood elevation on each lot as delineated on the Flood Insurance Rate Maps (FIRM) are illustrated.
Comments	No floodway is present.
<input checked="" type="checkbox"/>	If existing buildings are present, building outline(s) must be illustrated to verify setbacks and lot area requirements and ensure current and proposed easements are clear of obstructions.
Comments	N/A
<input checked="" type="checkbox"/>	Proposed Water Plan
Comments	Letter from TDG indicates the Owner will be putting together an agreement with the City to allow a cistern until public water is within 200' of the lot. Agreement shall be in place prior to final platting.
<input checked="" type="checkbox"/>	Proposed Sanitary Sewer Plan
Comments	Letter from TDG indicates the Owner will be installing onsite septic system.

09/19/2024

Certifications

<input checked="" type="checkbox"/>	Acknowledgment of the Owner or Owners of the plat of any restrictions, including dedication to public use of all streets/roads, alleys, parks or other open spaces shown thereon and the granting of easements required; as well as the use of any required common areas is included.
Comments	
<input checked="" type="checkbox"/>	Acknowledgement of Registered Land Surveyor
Comments	
<input checked="" type="checkbox"/>	Acknowledgement of City Finance Officer
Comments	
<input checked="" type="checkbox"/>	Acknowledgement of County Treasurer
Comments	
<input checked="" type="checkbox"/>	Acknowledgement of County Official of Equalization
Comments	



Plat Review

- Acknowledgement of all relevant Street and/or Highway Authorities

Comments

- Acknowledgement of Planning Commission

Comments

- Board of Commissioners Resolution, signed by the Mayor and the Finance Officer

Comments

- Register of Deeds Recording area

Comments

Comments from the City Council and the Planning & Zoning Committee may also be included with this review.

The next City Council Meeting is scheduled for: Thursday, September 19, 2024

The next Planning & Zoning Meeting is scheduled for: Tuesday, September 10, 2024

The following additional comments have been shared by various members of the City's Planning & Zoning Committee and City Council:

GEOTECHNICAL EXPLORATION AND ENGINEERING REVIEW

Black River Shops

DTE Project No. 24.0525

1.0 EXECUTIVE SUMMARY

The summary provided below is based on DTE's geotechnical recommendations for the proposed project site. The summary is based on and must be used in conjunction with DTE's geotechnical report. DTE should be contacted to provide construction verification as the project progresses.

- DTE concludes you may support the proposed structure within the development upon standard perimeter strip footings on four (4) feet of granular engineered fill.
- DTE recommends drain tile to be placed at the bottom of the excavation and bottom of footing, with the bottom of excavation sloped towards the drain tile and daylighted away from the structure or to a sump pit. See section 4.6 for drain tile details.
- DTE recommends that prior to the addition of fill, backfill, or structural elements that the upper one (1) foot of the native subgrade beneath foundations, slabs, and pavements be scarified, moisture conditioned, and recompacted and that testing be performed to ensure adequate bearing is achieved.
- Building linear strip footings and interior column footings (if required) may be proportioned using the maximum net allowable soil bearing pressures of 2,500 pounds per square foot.
- DTE believes that site backfill that does support structural members, slabs, or pads, may consist of on-site soils that are free of organic material. DTE requires that these soils be moisture conditioned and recompacted to specifications set forth in Appendix B.
- No measurable groundwater was encountered in any of the boreholes. See report for possible explanations for no ground water observed in the bore holes.
- Overall, the site soils are not conducive to movement of groundwater both laterally and vertically over time.

RECEIVED

AUG 28 2024

BY: _____



August 28, 2024

Plans review for Parcel 20.05.311

I have reviewed the plans for the subdivision and see no fire related concerns.

If you have any questions, feel free in contacting me.

Sincerely,

A handwritten signature in black ink, appearing to read "Kurt Klunder".

Kurt Klunder, Fire Chief
Black Hawk Fire Department
kntdklun@rushmore.com
c-605-391-4597

Black Hawk Volunteer Fire Department
6010 Peaceful Pines Road
Black Hawk, South Dakota
605-787-6415



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)
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 - Initial Plan Final Plan
 - Major Amendment
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- 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 Portion of N25W (FKA LOT A PB22 PG 158; and lot U3 PB22 PG 333) Sec 5, T2N, Range 7

PROPOSED Plat of lot A1 being a portion of the N1/2 SW 1/4 Sec. 5, T2N, R7E and dedicated to be a public ROW

LOCATION 20.05.311 Meade Co.

Size of Site—Acres	Square Footage	Proposed Zoning <u>Commercial</u>
--------------------	----------------	-----------------------------------

DESCRIPTION OF REQUEST: <u>Annexation Parcel #20.D5.311</u>	Utilities: Private / Public
	Water <u>td</u>
	Sewer <u>septic</u>

APPLICANT

Name Sam Crittenden & Ethan Peterson Phone _____
 Address Black River Contracting E-mail _____
 City, State, Zip 623 Dakota Dr. Rapid City SD Signature See below Date _____
 PROJECT PLANNER - AGENT

Name _____ Phone _____
 Address _____ E-mail _____
 City, State, Zip _____ Signature _____ Date _____
 OWNER OF RECORD (if different from applicant)

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

Ethan Peterson _____ Sam _____
 Property Owner Signature Date 8/14/24 Property Owner Signature Date 08/14/24

Signature _____ Date _____ Signature _____ Date _____
 Print Name: Ethan Peterson Print Name: Sam Crittenden
 Title*: Member Title*: Member

*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: _____ Covenants filing fee? Yes No
 Commission Meeting Date: _____ Payment Type: Cash Check Credit Card
 Date Paid: _____

PETITION FOR ANNEXATION

We, the undersigned, hereby state that we constitute not less than three-fourths of the legal voters and further constitute the owners of not less than three-fourths in value of the described territory contiguous to the City of Summerset and hereby petition the council of commissioners of the City of Summerset to annex the following described territory pursuant to SDCL 9-4-1.

Legal description of the territory sought to be annexed below:

*Plat of Lot A1, being a portion of the
N 1/2 SW 1/4 of Section 5, T2N, Range 7 East
BHM, Meade County SD.*

*Dedicated
and
10' wide
Public RDW*

Property Assessed Valuation: _____

(PLEASE PRINT)

Owner Name: Ethan Peterson Date: 8-14-24

Owner Address: 12942 Pony Express Dr Piedmont, SD 57769

Owner Signature: Ethan Peterson

Voter Name: Ethan Peterson Date: 8-14-24

Voter Address: 12942 Pony Express Dr Piedmont, SD 57769

Voter Signature: Ethan Peterson

.....
City of Summerset Office Use Only

Petition Received by LS Date Received 8/14/2024

Mayor's Signature: _____

Meeting Date of Approval: _____

PETITION FOR ANNEXATION

We, the undersigned, hereby state that we constitute not less than three-fourths of the legal voters and further constitute the owners of not less than three-fourths in value of the described territory contiguous to the City of Summerset and hereby petition the council of commissioners of the City of Summerset to annex the following described territory pursuant to SDCL 9-4-1.

Legal description of the territory sought to be annexed below:

Plat of Lot A7, being a portion of the NW 1/4 SW 1/4 of Section 5, T2N, Range 7 East BHM. Meade Court SW

*Rapid
Dedicated
10' wide
Public RDU*

Property Assessed Valuation: _____

(PLEASE PRINT)

Owner Name: Sam Crittenden Date: 08/14/24

Owner Address: 623 Dakota Dr. Rapid City, SD 57702

Owner Signature: *[Signature]*

Voter Name: Sam Crittenden Date: 08/14/24

Voter Address: 623 Dakota Dr. Rapid City, SD 57702

Voter Signature: *[Signature]*

.....
City of Summerset Office Use Only

Petition Received by *LS* Date Received 8/14/24

Mayor's Signature: _____

Meeting Date of Approval: _____



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

VARIANCE PROCEDURES

The Filing Fee for a Variance Request is \$300.00

Information and actions required:

Petitioner:

1. **Petitioner shall file application** for a variance, in writing, on a form furnished by the city with associated fee and sign deposit.
2. **Application shall include:**
 - Legal description of land on which variance is being requested and local street address (if available).
 - Name and address of each owner of the property.
 - Name, address and phone number of applicant(s).
 - Zoning district class upon application.
 - Specific standard, regulation or decision being appealed.
 - Specific remedy being requested.
 - Drawings, plans, and other documentation being requested by Board.
3. **Notification of surrounding property owners:**
 - A sign noting the request shall be posted by applicant on the site not less than ten (10) days before the public hearing.
 - Sign shall be secured from the city and deposit of \$75 shall be collected to cover cost of replacement. Location and number of signs to be determined by city.
 - Petitioner shall submit postal receipts to city to demonstrate good faith attempt to notify by certified letter with return receipt all property owners within two hundred fifty feet (250).
 - Certified mailing notice shall include date, place and time of public hearing and variance requested.
 - Mailing list prepared by City of Summerset - notices to be sent by applicant no less than ten (10) days prior to the public hearing.
4. **Petitioner has the burden of showing:**
 - that granting variance will not be contrary to public interest.
 - that literal enforcement of title will result in unnecessary hardship.
 - that by granting the variance contrary to the provisions of this title the spirit of the

title will be observed.

-that by granting the variance, substantial justice will be done.

Procedure:

1. Upon filing of complete application city shall set date of public hearing on date when Board of Adjustments is regularly scheduled to meet and allows for necessary noticing requirements.
2. Legal notice of public hearing shall be placed in general circulation paper by City of Summerset Finance Officer.
3. Zoning Board of Adjustments shall consider and decide upon application within 30 days of public hearing.
4. Decision of Board shall be accompanied by a written finding of fact based on testimony and other evidence, specifying the reason for granting or denying the variation.
5. Any person or persons, jointly or severally, aggrieved by any decision of the Board of Adjustments, or any taxpayer, department, board, or bureau of the city, may petition a court of record within 30 days after the filing of the board's decision, as provided by SDCL 11-4-25



Alternate ID n/a
Class NACS
Acreage n/a

Owner Address GOOSEN, MICHAEL
9010 STURGIS RD
BLACK HAWK SD 57718



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
- Variance
- 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 A OF SW1/4 OF SW1/4 OF SE1/4 OF SECTION 31 T3N, R7E, BHM AND LOT U OF NW1/4 OF NW1/4 OF NE1/4 OF SECTION 6, T2N, R7E, BHM, MEADE COUNTY, SOUTH DAKOTA

PROPOSED LOT 1 & LOT 2 OF GOOSEN SUBDIVISION

LOCATION Intersection of Sturgis Rd & Anderson Rd

Size of Site-Acres 1.95 Square Footage 84,942 Proposed Zoning N/A

DESCRIPTION OF REQUEST: Variance to not be annexed into the City of Summerset
 Utilities: Private / Public
 Water
 Sewer

HARDSHIP: Current Property Use Does Not Comply with Summerset Ordinances

APPLICANT

Name MICHAEL GOOSEN Phone 605-787-4434
 Address 9010 STURGIS RD E-mail _____
 City, State, Zip BLACK HAWK, SD 57718

PROJECT PLANNER - AGENT

Name RENNER ASSOCIATES, LLC Phone 605-721-7310
 Address 4241 TRIPLE CROWN DR E-mail eric@rennerassoc.com
 City, State, Zip RAPID CITY, SD 57701

OWNER OF RECORD (If different from applicant)

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

Michael Goosen
 Property Owner Signature _____ Date Aug 08 2024

Property Owner Signature _____ Date _____

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: _____

Board of Adjustments Meeting Date: _____
 Date Paid: _____
 Sign Deposit Received: _____ Amount: _____ Sign returned: _____ Payment Type: Cash Credit Check 02/2024

§ 151.020 GENERAL REQUIREMENTS.

(A) *Violation.* It shall be a violation of this chapter for any person having an interest in any land within the jurisdiction of the city to subdivide or resubdivide such land into lots other than in accordance with the provisions of this chapter.

(B) *Subdivision plats subject to review.* Any subdivision of land within the platting jurisdiction of the city containing two or more lots, no matter how described, shall be platted or replatted, and said plat must be submitted to the Planning Commission for its consideration and recommendation to the Board of Commissioners for approval or rejection.

(C) *Platting required prior to sale/transfer.* Any parcel of land of less than 40 acres which is located within the extraterritorial platting jurisdiction of the city must be platted prior to the sale or transfer of the land. The Register of Deeds may not record any document of any sale or transfer of unplatted property that does not comply with this chapter.

(D) *Minimum lot sizes.* The subdivider shall conform to lot densities established by Chapter 155 or, if the subdivision is outside of the city's municipal limits, not be less than the minimum lot sizes established by SDAR 74:53:01, which establishes regulations for individual and small on-site wastewater systems.

(E) *Annexation.* The subdivider shall be required to submit a petition for voluntary annexation of his or her subdivision into the city with the final or minor plat application if any portion of the subdivision is adjacent to the city's municipal boundary. For the purposes of this chapter, the term "adjacent" ignores any right-of-way or dedication that lies between the municipal boundary and the subdivision boundary.

(F) *Adjacent access and street extension.* Land adjacent to a proposed subdivision shall not have its access left land-locked by a proposed subdivision. Sufficient proposed streets shall be extended as far as the boundary line of the parcel being subdivided, and provided with a temporary cul-de-sac in order to ensure normal circulation of traffic within the vicinity.

(G) *Street maintenance.* Maintenance of public streets that have not been accepted for maintenance purposes by the city shall be the responsibility of the subdivider until said maintenance is accepted by the Board of Commissioners, in the case of streets outside of the municipal limits of the city, the Board of Commissioners approves a street maintenance plan that provides for said maintenance.

(H) *Lot monuments, numbering, and naming.* All property corners, including the beginning (point of curvature) and ending (point of tangency) of curves along property lines, shall be accurately marked on the ground with a five-eighths inch to one-and-one-quarter-inch diameter iron rod at least 18 inches in length. Each bar is to be capped with an aluminum or plastic cap indicating the license number of the surveyor who placed the bar in the ground. The monumentation of all corners required by SDCL § 11-3-2 shall be fixed in the ground at the locations shown on the approved preliminary plat before the final plat application is submitted to the Planning Official for review. Lots shall be numbered or named in accordance with SDCL § 11-3-3.

(I) *Ghost platting.* Ghost platting shall be required for all subdivisions within the platting jurisdiction of the city that create one or more lots of one or more acres that may be resubdivided in the future. Those subdivisions utilizing the minor plat procedure that have not previously been subject to ghost platting may be exempted from this requirement by the Board of Commissioners. The ghost plat shall be included as part of the developer's agreement for the proposed subdivision and shall not be subject to expiration.

(J) *Additional administrative rules.* The Board of Commissioners may formulate additional written administrative rules that govern the procedure for processing subdivisions. These procedures may outline the responsibility of parties concerned with subdivisions and subdivision processing, and may contain other information necessary to systematize handling and processing.



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- Road Name Change

- Conditional Use Permit
 - Major Amendment
 - Minimal Amendment
- Vacation
 - Utility / Drainage Easement
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 - Access / Non-Access
 - Planting Screen Easement
- OTHER (specify) _____

LEGAL DESCRIPTION (Attach additional sheets as necessary)

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PROPOSED LOT 1 & LOT 2 OF GOOSEN SUBDIVISION

LOCATION Intersection of Sturgis Rd & Anderson Rd

Size of Site-Acres 1.95	Square Footage 84,942	Proposed Zoning N/A
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DESCRIPTION OF REQUEST: Variance on setbacks for garage on Lot 1 & shed on Lot 2 for not meeting the 25' setback	Utilities: Private / Public
	Water
	Sewer

HARDSHIP: Structures are existing

APPLICANT

Name MICHAEL GOOSEN Phone 605-787-4434
 Address 9010 STURGIS RD E-mail _____
 City, State, Zip BLACK HAWK, SD 57718

PROJECT PLANNER - AGENT

Name RENNER ASSOCIATES, LLC Phone 605-721-7310
 Address 4241 TRIPLE CROWN DR E-mail eric@rennerassoc.com
 City, State, Zip RAPID CITY, SD 57701

OWNER OF RECORD (If different from applicant)

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

Michael Goosen Aug 15/2024

 Property Owner Signature Date Property Owner Signature Date

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

*required for Corporations, Partnerships, etc.

FOR STAFF USE ONLY

ZONING	
Current	
North	
South	
East	
West	
Planner	
File No.	
Comp Plan	
Received By:	

- | | | |
|--|---|--|
| <input type="checkbox"/> Sewer Utility | <input type="checkbox"/> BHP&L | <input type="checkbox"/> Diamond D Water |
| <input type="checkbox"/> Fire Department | <input type="checkbox"/> Finance Officer | <input type="checkbox"/> Black Hills Water |
| <input type="checkbox"/> Public Works | <input type="checkbox"/> Register of Deeds | <input type="checkbox"/> |
| <input type="checkbox"/> Planning | <input type="checkbox"/> County - Planning | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Building Inspector | <input type="checkbox"/> SD DOT | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Engineering | <input type="checkbox"/> SD DENR | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> City Code Enforcement | <input type="checkbox"/> Auditor - Annexation | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Police | <input type="checkbox"/> Drainage | <input type="checkbox"/> |
| <input type="checkbox"/> City Attorney | <input type="checkbox"/> Parks & Recreation | |

Board of Adjustments Meeting Date: _____

Date Paid: _____

Sign Deposit Received: _____ Amount: _____ Sign returned: _____ Payment Type: Cash Credit Check 02/2024

§ 155.058 AREA REGULATIONS.

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

- (A) *Front setback.* All structures: 25 feet;
 - (B) *Side setback.*
 - (1) All structures: eight feet; and
 - (2) Exception for portable accessory buildings: two feet.
 - (C) *Rear setback.*
 - (1) Primary uses: 25 feet;
 - (2) (a) Unattached buildings of accessory use: eight feet; and
 - (b) Exception for portable accessory buildings: two feet.
 - (D) *Lot width.* There shall be a minimum lot width of 75 feet at the front building line;
 - (E) *Minimum lot size.* Eight thousand and five hundred square feet; for any non-residential use and their accessory buildings, 30,000 square feet; and
 - (F) *Maximum lot coverage.* Thirty five percent.
- (Ord. passed 2-3-2011, § 2.10.040; Ord. passed 2-16-2017)



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PROPOSED LOT 1 & LOT 2 OF GOOSEN SUBDIVISION

LOCATION Intersection of Sturgis Rd & Anderson Rd

Size of Site-Acres 1.95	Square Footage 84,942	Proposed Zoning N/A
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DESCRIPTION OF REQUEST: Variance not to have an 8' Minor Drainage and Utility easement throughout both lots	Utilities: Private / Public
	Water
	Sewer

HARDSHIP: Existing Structures are within the 8' where the easement would lie

APPLICANT

Name MICHAEL GOOSEN Phone 605-787-4434
 Address 9010 STURGIS RD E-mail _____
 City, State, Zip BLACK HAWK, SD 57718

PROJECT PLANNER - AGENT

Name RENNER ASSOCIATES, LLC Phone 605-721-7310
 Address 4241 TRIPLE CROWN DR E-mail eric@rennerassoc.com
 City, State, Zip RAPID CITY, SD 57701

OWNER OF RECORD (If different from applicant)

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

Michael Stone Poorn Aug 15/2024
 Property Owner Signature _____ Date _____ Property Owner Signature _____ Date _____

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

*required for Corporations, Partnerships, etc.

FOR STAFF USE ONLY

ZONING	
Current	
North	
South	
East	
West	
Planner	
File No.	
Comp Plan	
Received By:	

- | | | |
|--|---|--|
| <input type="checkbox"/> Sewer Utility | <input type="checkbox"/> BHP&L | <input type="checkbox"/> Diamond D Water |
| <input type="checkbox"/> Fire Department | <input type="checkbox"/> Finance Officer | <input type="checkbox"/> Black Hills Water |
| <input type="checkbox"/> Public Works | <input type="checkbox"/> Register of Deeds | <input type="checkbox"/> |
| <input type="checkbox"/> Planning | <input type="checkbox"/> County - Planning | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Building Inspector | <input type="checkbox"/> SD DOT | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Engineering | <input type="checkbox"/> SD DENR | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> City Code Enforcement | <input type="checkbox"/> Auditor - Annexation | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Police | <input type="checkbox"/> Drainage | <input type="checkbox"/> |
| <input type="checkbox"/> City Attorney | <input type="checkbox"/> Parks & Recreation | |

Board of Adjustments Meeting Date: _____
 Date Paid: _____
 Sign Deposit Received: _____ Amount: _____ Sign returned: _____ Payment Type: Cash Credit Check 02/2024

§ 151.021 GENERAL DESIGN REQUIREMENTS.

The design requirements set forth below shall be considered as minimum standards and may be exceeded by the subdivider.

(A) *Preservation of existing features.* Existing features that would enhance the development of the area as a whole, such as trees, historic sites, or striking physical features, shall be preserved in the design of the subdivision.

(B) *Grading permit required.* No trees shall be removed from any subdivision nor any change of grade of land be made until an approved grading permit has been issued by a Building Official. Engineering reports may be required from the developer before issuance of the grading permit.

(C) *Lot access.* Each lot within the subdivision shall be provided with access to a street.

(D) *Easements.* Easements for utilities and minor drainage ways shall be provided on every lot within the subdivision.

(E) *Development of areas subject to flooding.* Low areas within the subdivision subject to periodic flooding shall not be developed except for such uses that are compatible with such an area. FEMA Floodway Maps and Flood Insurance Rate Maps may provide a guide to determining areas with flooding potential.

(F) *Avoidance of improvements prohibited.* Land shall not be subdivided in a manner which omits part of the original tract to avoid otherwise necessary improvements, such as (but not limited to) stormwater management facilities or streets.

(G) *Street or subdivision names.* Street or subdivision names shall not duplicate by spelling or sound or otherwise be confused with the names of existing streets or subdivisions. Such names are subject to approval of the Planning Official after consultation with the appropriate Emergency Services Communication (911) Official and Register of Deeds.

(H) *Block lengths.* Block lengths shall not exceed 800 feet and shall normally be wide enough to allow two tiers of lots of appropriate depth.

(I) *Commercial and industrial lots.* Lots in commercial and industrial zoning districts shall be designed to have sufficient depth and width to provide off-street loading, unloading, and parking for the proposed use.

(J) *Lot configuration and buffering.* Double-frontage and reverse frontage lots shall be avoided except where essential to provide separation of residential development from arterial streets, to overcome specific disadvantages of topography, or to provide mitigation from the effects of adjoining commercial or industrial zoning districts. The Board of Commissioners may require that a planting screen or an earth berm be constructed by the subdivider along the line of lots abutting an arterial street, topographic feature, or adjoining commercial or industrial zoning district.

(K) *Side lot lines.* Side lot lines shall be designed at right angles to streets except on curves, where they shall be radial.

(L) *Exterior street connections.* Subdivisions shall be provided with street connections to at least two exterior public streets unless otherwise first approved by the Board of Commissioners.

(M) *Improvement of abutting streets.* If the land to be subdivided abuts an existing street that is surfaced but not paved, the subdivider shall improve the street in compliance with the city's specifications.

(N) *Mail delivery.* Installation of gang mailboxes and a vehicle turnout will be required if so requested by the Postmaster.



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 - R.O.W. / Section Line Highway
 - Access / Non-Access
 - Planting Screen Easement
- OTHER (specify) _____

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PROPOSED LOT 1 & LOT 2 OF GOOSEN SUBDIVISION		
LOCATION Intersection of Sturgis Rd & Anderson Rd		
Size of Site-Acres 1.95	Square Footage 84,942	Proposed Zoning N/A
DESCRIPTION OF REQUEST: Variance to allow for shared driveway access		Utilities: Private / Public
		Water
HARDSHIP: SD DOT will only grant an approach in this location		Sewer

APPLICANT

Name MICHAEL GOOSEN Phone 605-787-4434
 Address 9010 STURGIS RD E-mail _____
 City, State, Zip BLACK HAWK, SD 57718

PROJECT PLANNER - AGENT

Name RENNER ASSOCIATES, LLC Phone 605-721-7310
 Address 4241 TRIPLE CROWN DR E-mail eric@rennerassoc.com
 City, State, Zip RAPID CITY, SD 57701

OWNER OF RECORD (If different from applicant)

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

Michael Shore _____ *Bookin Aug 25/2024* _____
 Property Owner Signature Date Property Owner Signature Date

Signature _____ Date _____ Signature _____ Date _____
 Print Name: _____ Print Name: _____
 Title*: _____ 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
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- SD DENR
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- Drainage
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- Diamond D Water
- Black Hills Water
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- Other: _____
- Other: _____
- Other: _____

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(G) *Street or subdivision names.* Street or subdivision names shall not duplicate by spelling or sound or otherwise be confused with the names of existing streets or subdivisions. Such names are subject to approval of the Planning Official after consultation with the appropriate Emergency Services Communication (911) Official and Register of Deeds.

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(M) *Improvement of abutting streets.* If the land to be subdivided abuts an existing street that is surfaced but not paved, the subdivider shall improve the street in compliance with the city's specifications.

(N) *Mail delivery.* Installation of gang mailboxes and a vehicle turnout will be required if so requested by the Postmaster.

NOTICE OF PUBLIC HEARING

NOTICE OF HEARING APPLICATIONS FOR VARIANCES BEFORE THE CITY OF SUMMERSET BOARD OF PLANNING & ZONING

Notice is hereby given that the following petitioner has applied to the City of Summerset Board of Adjustments under the provisions of the City of Summerset Zoning Ordinance as follows:

Applicant: MICHAEL SHANE GOOSEN

Legal Description:

Existing: Lot A of SW1/4 of SW1/4 of SE1/4 of Section 31, Township 3 North, Range 7 East, Black Hills Meridian, and Lot U of NW1/4 of NW1/4 of NE1/4 of Section 6, Township 2 North, Range 7 East, Black Hills Meridian, Meade County SD.

Proposed: Lot 1 & Lot 2 of Goosen Subdivision.

Variance:

- 1) Variance request for ordinance 151.021(C) Lot access. *Asking for shared driveway.
- 2) Variance request for ordinance 151.021 (D) Easements for utilities and minor drainage ways. *Asking for the interior minor drainage and utility easement to not be 8' throughout both lots.
- 3) Variance request for ordinance 155.058 Area Regulations on setbacks. *Garage on Lot 1 not meeting 8' minimum setback and shed on Lot 2 not meeting minimum 25' setback.
- 4) Variance request for ordinance 151.020(E) Annexation. *Asking for no annexation.

Notice is further given that said applications will be heard and considered by the City of Summerset Planning & Zoning Board at Summerset City Hall, 7055 Leisure Lane, Summerset, SD 57718 at 6:00 p.m. on the 10th day of September 2024. 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 16th day of August, 2024.

City of Summerset

7021 2720 0002 3412 1918

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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	BLACK HAWK WATER USER DISTRICT
Street and Apt.	PO BOX 476
City, State, Zip	BLACK HAWK, SD 57718

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

7021 2720 0002 3412 1901

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	JEFF ERICKSON & PENNY CALL
Street and Apt.	8950 PINE VALLEY RD
City, State, Zip	BLACK HAWK, SD 57718

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

7021 2720 0002 3412 1895

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	MICHAEL GOOSEN
Street and Apt.	9010 STURGIS RD
City, State, Zip	BLACK HAWK, SD 57718

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

7021 2720 0002 3409 0436

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	NEW LEAF
Street and Apt.	PO BOX 742
City, State, Zip	BLACK HAWK, SD 57718

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

7021 2720 0002 3412 1888

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	RECREATIONAL STORAGE LLC
Street and Apt.	13117 S GULCH RD
City, State, Zip	PIEDMONT, SD 57769

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

7021 2720 0002 3409 0429

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	STEVEN SKILLINGSTAD
Street and Apt.	PO BOX 723
City, State, Zip	BLACK HAWK, SD 57718

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postmark
Here

Postage

Total Postage and Fees

Sent To **SUMMERSET STORAGE LLC**

Street and Apt. No. **ATTN: TIM TAYLOR**

8237 KITT PEAK RD

City, State, ZIP+4® **RAPID CITY, SD 57702**

PS Form 3800, Apr

Instructions



7021 2720 0002 3412 1864

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postmark
Here

Postage

Total Postage and Fees

Sent To **SUPERIOR CUSTOM HOMES LLC**

Street and Apt. No. **4992 N ELK VALE RD**

City, State, ZIP+4® **RAPID CITY, SD 57701**

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

See Reverse for Instructions





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 A OF SW1/4 OF SW1/4 OF SE1/4 OF SECTION 31 T3N, R7E, BHM AND LOT U OF NW1/4 OF NW1/4 OF NE1/4 OF SECTION 6, T2N, R7E, BHM, MEADE COUNTY, SOUTH DAKOTA
PROPOSED	LOT 1 & LOT 2 OF GOOSEN SUBDIVISION
LOCATION	
Size of Site-Acres	1.95
Square Footage	84,942
Proposed Zoning	N/A
DESCRIPTION OF REQUEST:	LOT LINE ADJUSTMENT - MINOR PLAT
	Utilities: Private / Public
	Water
	Sewer

APPLICANT

Name MICHAEL GOOSEN Phone 605-787-4434
 Address 9010 STURGIS RD E-mail _____
 City, State, Zip BLACK HAWK, SD 57718 Signature *Michael Goosen* Date _____
PROJECT PLANNER - AGENT

Name RENNER ASSOCIATES, LLC Phone 605-721-7310
 Address 4241 TRIPLE CROWN DR E-mail eric@rennerassoc.com
 City, State, Zip RAPID CITY, SD 57701 Signature *Eric Renner* Date 7-31-24
OWNER OF RECORD (If different from applicant)

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

Property Owner Signature *Michael Goosen* Date 7/31/24 Property Owner Signature _____ Date _____

Signature _____ Date _____ Signature _____ Date _____
 Print Name: Michael Goosen Print Name: _____
 Title*: _____ 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: _____ Covenants filing fee? Yes No
 Commission Meeting Date: _____ Payment Type: Cash Check Credit Card
 Date Paid: _____



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

MINOR PLAT

The filing fee for a Minor Plat application is \$250.00.

Resolution and plat recording fee of \$90.00 must also accompany Minor Plat Application. Actual review costs exceeding the minimum plat fees will be charged to the applicant prior to approval of the City Commission. Covenants being recorded with the plat will be charged a recording fee as per Meade County.

Information and submission requirements follow:

1. The purpose of a Minor Plat is to allow, without being subject to the requirements of a Preliminary Plat Review: consolidation of up to three (3) previously platted parcels of land; the adjustment of common lot line between up to three (3) previously platted parcels of land; or the resubdivision of a previously platted parcel into three (3) or fewer lots.
2. No lot created by a Minor Plat shall be included in another subdivision plat for a period of two (2) years from the Register of Deeds filing date of the Minor Plat.
3. Minor Plats shall not be allowed if extension of community water, city sanitary sewer, drainage facilities, or public streets would be required if the Minor Plat is approved.
4. Applicant shall submit a complete Minor Plat application (below) including non-refundable fee more than **three (3) weeks** before a regular meeting of the Planning Commission and shall submit copies as follows:
 - (1) Copies of Minor Plat Application and Minor Plat, prepared by a registered land surveyor, (on fifteen by twenty-six inch (15" x 26") paper)
 - (1) Electronic copy of Minor Plat(submitted by disk, e-mail or other approved electronic media)
 - (1) Copy of Minor Plat on 8 1/2" x 11 paper

Minor Plat shall include the following:

- Plat title, centered at the top of the page, consisting of the proposed name of the subdivision and a description of the land being subdivided. This should include former description if applicable.
- A scaled map of the proposed subdivision showing the location, dimension and area of the subdivision, lot(s), street(s) and dedicated boundaries. Include subdivisions, lots, and streets of adjoining subdivisions.
- A north arrow, scale, creation date, preparer name, and address legend.
- The location, width, and purpose of all easements and reserve strips.
- The location and dimension of lands to be dedicated or reserved for streets, parks, open space, and other public use.
- The lot and (if needed) block number that clearly identifies each parcel of land.
- A floodplain note addressing if any FEMA-defined Flood Hazard Area is present in the subdivision.
- A note (if there are any major drainage easements shown on the plat) stating that "Major drainage easements shall be kept free of all obstructions, including fences, and that the major drainage easement provides the Summerset Public Works Department, or their designee(s) the rights of entry, construction, and maintenance in order to facilitate drainage through these easements."
- A note stating "An eight foot (8') utility easement is hereby granted on the interior of all lot lines. Removal or modification of any obstruction or impediment to such an easement shall be the financial responsibility of the landowner."
- All certifications and signature lines that are required on the Final Plat (see Subdivision Ordinance 115, Section 4, Paragraph D, for required certifications and signatures).

City of Summerset Ordinance #115 Subdivision Regulations can be found online at:

http://www.summerset.us/City_Ordinances.html

The City of Summerset has adopted the current Rapid City Infrastructure Design Criteria Manual, the Rapid City Stormwater Quality Manual and the Standards and Specifications for Public Works Construction for Rapid City.



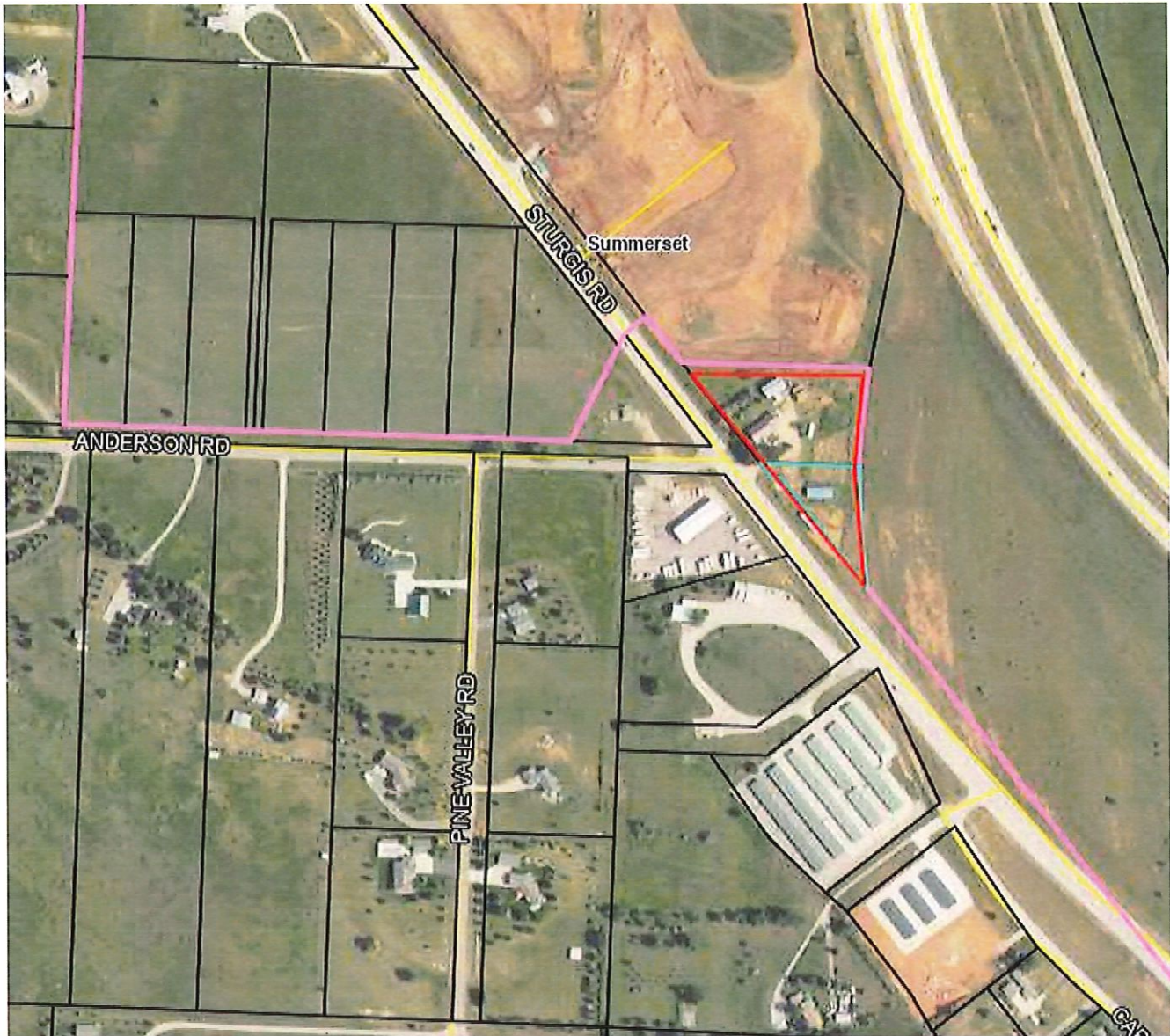
COMMUNITY PLANNING & DEVELOPMENT SERVICES

City of Summerset
7055 Leisure Lane, Summerset, SD 57718
Phone: (605) 718-9858 Fax: (605) 718-9883 Web: www.summerset.us

MINOR PLAT

Minor Plat Procedures:

1. The Minor Plat Application shall be submitted **three (3) weeks (inclusive)** before a regularly scheduled meeting of the Planning and Zoning Commission. Upon receipt of a complete application and fee the Planning Department will inform the subdivider of the date, time and location of the Planning Commission meeting.
2. The Planning and Zoning Commission shall review the Minor Plat Application and make a recommendation to the City Commission within thirty (30) days of the receipt of a completed Minor Plat Application. **The subdivider shall not submit a mylar original of the Minor Plat to the Planning Department until after the Planning Commission has made its recommendation to the City Commission. The mylar should have all the signatures required in Article 3, Section 3, Paragraph J, when submitted to the City Commission for review.**
3. The City Commission at its next regular meeting after the Planning Commission makes its recommendation and after receipt by the Planning Department of the signed original mylar(s), shall review the Minor Plat Application and the Planning Commission's recommendation and act upon said recommendation. If the Minor Plat is approved by the City Commission, the Planning Department shall, within fifteen (15) days of said approval, submit the signed mylar original(s) of the Minor Plat to the office of the Register of Deeds to be recorded. No building or other applicable permit shall be issued within the newly-platted subdivision until the Register of Deeds has recorded the mylar original(s) of the approved Minor Plat.

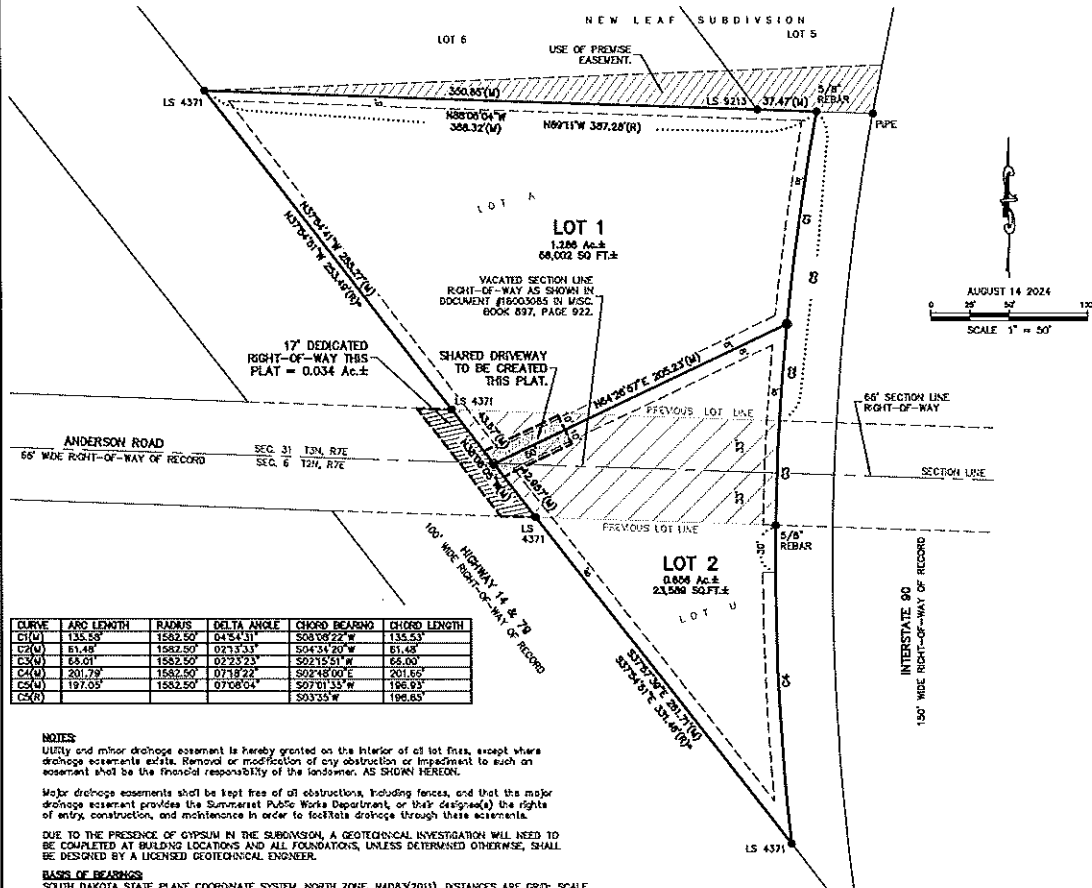


Alternate ID n/a
Class NACS
Acreage n/a

Owner Address GOOSEN, MICHAEL
9010 STURGIS RD
BLACK HAWK SD 57718

**PLAT OF
LOT 1 & LOT 2 OF GOSEEN SUBDIVISION
AND SHARED DRIVEWAY**

(formerly Lot A, Less Lot H1 of Lot A, of SW1/4 of SW1/4 of SE1/4 of Section 31, T3N, R7E, BHM and
Lot U, Less Lot H1 of Lot U, of NW1/4 of NW1/4 of NE1/4 of Section 6, T2N, R7E, BHM)
LOCATED IN SECTION 31, T3N, R7E, BHM AND SECTION 6, T2N, R7E, BHM,
MEADE COUNTY, SOUTH DAKOTA



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(M)	135.53'	1582.50'	045-4-31'	S081W22' W	135.53'
C2(M)	81.48'	1582.50'	071-3-33'	S043W20' W	81.48'
C3(M)	85.01'	1582.50'	022-5-23'	S021S51' W	85.00'
C4(M)	201.79'	1582.50'	071-8-22'	S021800' E	201.60'
C5(M)	197.05'	1582.50'	070-8-04'	S070133' W	196.03'
C6(R)				S03-25' W	196.65'

NOTES:
UTILITY and minor drainage easement is hereby granted on the interior of all lot lines, except where drainage easements exist. Removal or modification of any obstruction or impediment to such an easement shall be the financial responsibility of the landowner, AS SHOWN HEREON.

Major drainage easements shall be left free of all obstructions, including fences, and that the major drainage easement provides the Summerest Public Works Department, or their designee(s) the rights of entry, construction, and maintenance in order to facilitate drainage through these easements.

DUE TO THE PRESENCE OF GYPSUM IN THE SUBDIVISION, A GEOTECHNICAL INVESTIGATION WILL NEED TO BE COMPLETED AT BUILDING LOCATIONS AND ALL FOUNDATIONS, UNLESS DETERMINED OTHERWISE, SHALL BE DESIGNED BY A LICENSED GEOTECHNICAL ENGINEER.

BASE OF BEARINGS:
SOUTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83(2011). DISTANCES ARE GRID; SCALE FACTOR = 0.99994412 GRID TO GROUND. CONVERGENCE ANGLE OF -02°1'01" GRID TO GEODETIC NORTH.

FLOODPLAIN STATEMENT:
BASED ON THE FLOOD INSURANCE RATE MAP NUMBER 46093C1787F, EFFECTIVE DATE SEPTEMBER 16, 2011, INDICATES THE SUBJECT PROPERTY IS LISTED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

CERTIFICATE OF OWNERSHIP
I, the undersigned, do hereby certify that I am the owner of the tract of land shown and described herein, that said land is free from any encumbrances, that I did authorize and do hereby approve the survey and within plot of said land for the purposes indicated herein. I further certify that the development of this land shall conform to all existing applicable zoning, subdivision, erosion and sediment control regulations.

Any land shown on the within plot as dedicated to public right-of-way is hereby dedicated to public use and public utility use as such forever, but such dedication shall not be construed to be a donation of the fee of such land.

In witness whereof, I have set my hand and seal.

OWNER: _____
Michael Gossen

ACKNOWLEDGMENT OF OWNERSHIP
State of South Dakota
County of Meade S.S.

On the _____ day of _____, 20____, before me, a Notary Public, personally appeared Michael Gossen, known to me to be the person described in the foregoing instrument and acknowledged to me that he signed the same.

NOTARY PUBLIC: _____
My commission expires: _____

CERTIFICATE OF PLANNING COMMISSION
The City of Summerest Planning and Zoning Commission certifies it has reviewed the final plat and hereby recommends approval to the City Commission of the City of Summerest, South Dakota.

Dated this _____ day of _____, 20____.

Planning Commission Member _____

CERTIFICATE OF DIRECTOR OF EQUALIZATION
I, Director of Equalization of Meade County, South Dakota, do hereby certify that I have on record in my office a copy of the within described plat.

Dated this _____ day of _____, 20____.

Meade County Director of Equalization _____

CERTIFICATE OF CITY FINANCE OFFICER
I, Finance Officer of the City of Summerest, South Dakota, do hereby certify that the foregoing instrument is a true and correct copy of the resolution adopted by the City Commission of City of Summerest, South Dakota, at a meeting held on the _____ day of _____, 20____.

Finance Officer _____ Date _____

CERTIFICATE OF CITY FINANCE OFFICER
I, Finance Officer of the City of Summerest, South Dakota, do hereby certify that all special assessments which are levied upon the within described lands are fully paid according to the records of my office.

Dated this _____ day of _____, 20____.

Finance Officer _____



CERTIFICATE OF SURVEYOR
State of South Dakota
County of Pennington S.S.

I, Eric D. Howard, Registered Land Surveyor No. 9213 in the State of South Dakota, do hereby certify that at the request of the owners listed herein, I have surveyed the tract of land shown, and to the best of my knowledge and belief, the within plot is a representation of said survey. Easements or restrictions of record on record or private easements that are not known to me are not shown herein.

In witness whereof, I have hereunto set my hand and seal.

Eric D. Howard, Registered Land Surveyor Date: _____

RESOLUTION OF CITY COMMISSION
Whereas there has been presented to the City Commission of the City of Summerest, South Dakota, the within plot of the above described lands, and it appears to the Council of Commissioners that:

- The system of streets set forth therein conforms to the system of streets of the existing plots of the City.
- All provisions of the City subdivision regulations have been complied with.
- All taxes and special assessments upon the tract or subdivisions have been fully paid, and
- Such plot and survey thereof have been executed according to law.

NOW THEREFORE, BE IT RESOLVED that said plot is hereby approved in all respects.

Dated at Summerest, South Dakota this _____ day of _____, 20____.

Mayor _____ Date _____

APPROVAL BY HIGHWAY OR STREET AUTHORITY
The location of the proposed access to the Highway or Street as shown herein is hereby approved. Any change in the location of the proposed access shall require additional approval.

Dated this _____ day of _____, 20____.

Highway or Street Authority _____

CERTIFICATE OF COUNTY TREASURER
I, Treasurer of Meade County, South Dakota, do hereby certify that all taxes, which are levied upon the within described lands are fully paid according to the records in my office.

Dated this _____ day of _____, 20____.

Meade County Treasurer _____

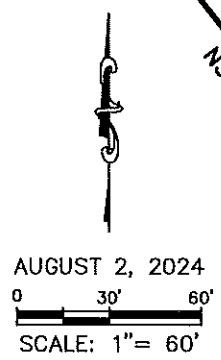
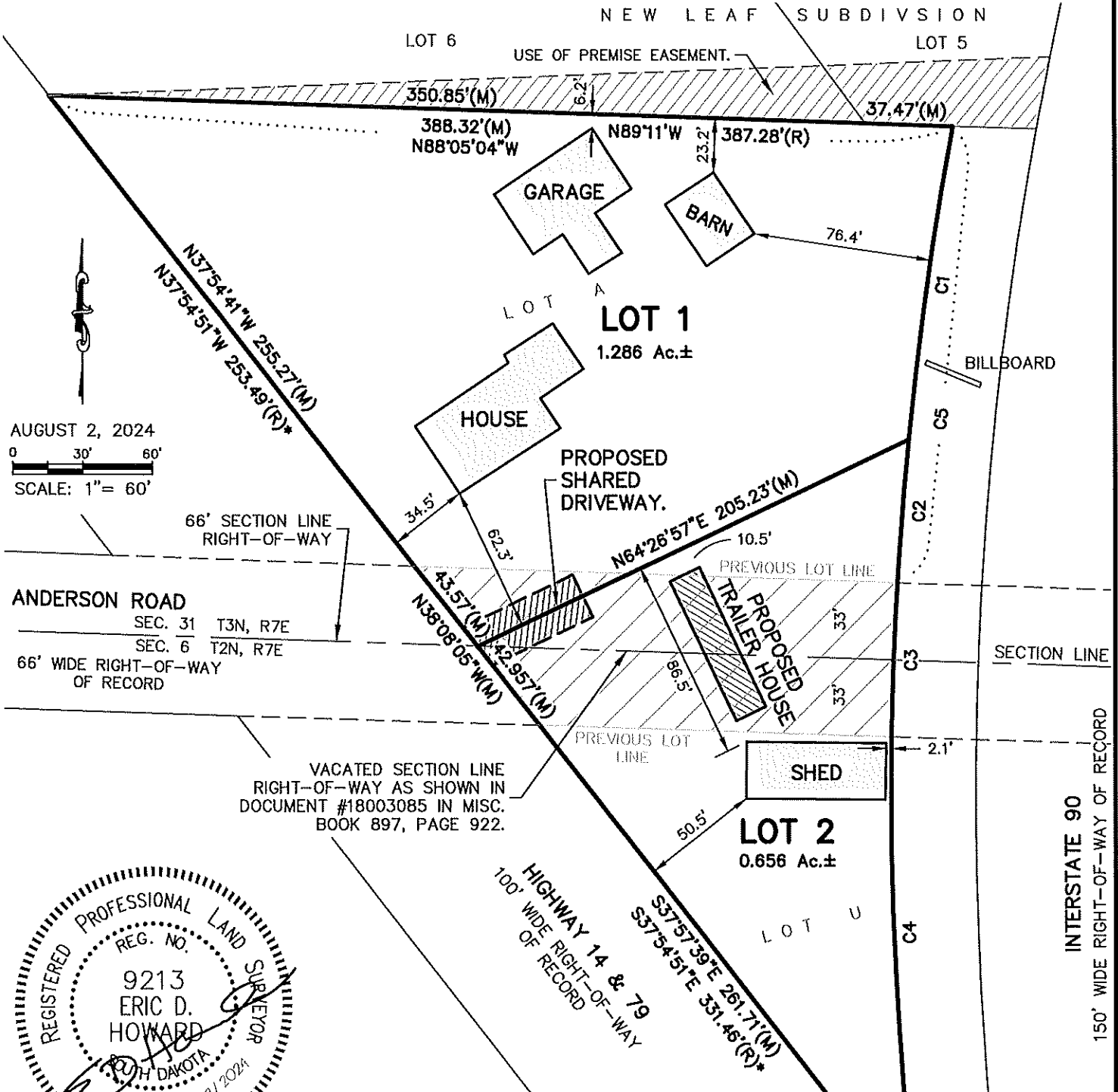
CERTIFICATE OF REGISTER OF DEEDS
State of South Dakota
County of Meade S.S.

Filed for record this _____ day of _____, 20____, at _____ o'clock _____ M. in Book _____ of Plats, Page _____.

Register of Deeds _____ Fee \$ _____

STRUCTURAL LOCATION LOT 1 & 2 OF GOOSEN SUBDIVISION

LOCATED IN NE1/4 OF SECTION 6, T2N, R7E & SE1/4 OF SECTION 31, T3N, R7E BHM,
MEADE COUNTY, SOUTH DAKOTA

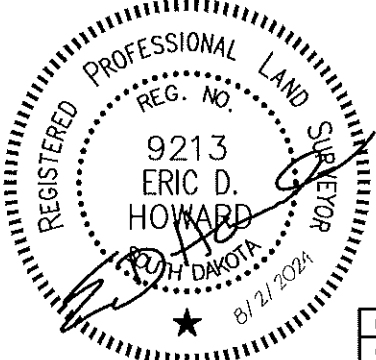


ANDERSON ROAD
SEC. 31 T3N, R7E
SEC. 6 T2N, R7E
66' WIDE RIGHT-OF-WAY
OF RECORD

VACATED SECTION LINE
RIGHT-OF-WAY AS SHOWN IN
DOCUMENT #18003085 IN MISC.
BOOK 897, PAGE 922.

HIGHWAY 14 & 79
100' WIDE RIGHT-OF-WAY

INTERSTATE 90
150' WIDE RIGHT-OF-WAY OF RECORD



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(M)	135.58'	1582.50'	04°54'31"	S08°08'22"W	135.53'
C2(M)	61.48'	1582.50'	02°13'33"	S04°34'20"W	61.48'
C3(M)	66.01'	1582.50'	02°23'23"	S02°15'51"W	66.00'
C4(M)	201.79'	1582.50'	07°18'22"	S02°48'00"E	201.66'
C5(M)	197.05'	1582.50'	07°08'04"	S07°01'35"W	196.93'
C5(R)				S03°35'W	196.85'



Plat Review

Lot 1 & Lot 2

Of Goosen Subdivision and Shared Driveway

Prepared By:	Renner Associates
Submitted On:	Tuesday, August 6, 2024
Reviewed By:	Lindsay Shagla, HDR Engineering, Inc.
Review Date:	Wednesday, August 14, 2024

The contents of this checklist are based upon the content outlined in the City's Subdivision Ordinances 151 and 155.

Note that according to Ordinance 151.038 no lot created by a minor plat shall be included in another subdivision plat for a period of two years from the Register of Deeds' filing date of the minor plat.

The following items have been reviewed for the Plat as defined above:

Plat Content

<input checked="" type="checkbox"/>	Subdivision name shall not duplicate, be the same in spelling, or alike in pronunciation with the name of any other recorded subdivision, unless it is an extension of or adjacent to said subdivision	
Comments	Platting these lots would trigger voluntary annexation into Somerset, unless a variance is granted by the City.	Variance ✓
<input checked="" type="checkbox"/>	Includes a Scale & North Arrow	
Comments		
<input checked="" type="checkbox"/>	All Lot and Block Lines are illustrated	
Comments		3. OK ✓
<input checked="" type="checkbox"/>	Bearing & Distances check	
Comments		4. OK ✓
<input checked="" type="checkbox"/>	Lot & Block numbering pattern is systematic (not scattered)	
Comments		
<input checked="" type="checkbox"/>	Areas of all Lots is identified in both square footage and acres	
Comments		6. OK ✓
<input checked="" type="checkbox"/>	Lots meet lot width and area requirements	
Comments	Would need to get approved variance for Garage on Lot 1 not meeting 8' minimum setback and Shed on Lot 2 not meeting minimum 25' setback.	Variance ✓
<input type="checkbox"/>	For R-3 zoned properties, all required greenspaces are provided	
Comments	N/A	
<input checked="" type="checkbox"/>	All Easements are identified & Include Dimensions	
Comments	Would need an approved variance for the interior minor drainage and utility easement to not be 8' throughout both lots. Renner said a book and page number will be added to the plat when the Use of Premise Easement is filed.	9. Variance ✓



Plat Review

<input checked="" type="checkbox"/>	Right-of-Ways are dimensioned and widths meet Somerset IDCM requirements	
Comments		
<input checked="" type="checkbox"/>	Names of all adjoining subdivisions, other unplatted properties, and easements are labeled	11. ✓
Comments		
<input checked="" type="checkbox"/>	Boundary Lines of the area being subdivided are tied to the nearest established street line, section corner, other previously described subdivision, or other recognized permanent monuments accurately described per SDCL-43-18, 43-20, and 43-21	
Comments		
<input checked="" type="checkbox"/>	Location of all monuments and permanent control points, and all survey pins, either set of located as required by SDCL 43-18, 43-20, and 43-21.	
Comments		
<input type="checkbox"/>	Plat identifies and delineates any portions of the property intended to be dedicated or granted for public use such as drainage facilities, schools or park land.	
Comments	N/A	
<input checked="" type="checkbox"/>	All dimensions, both linear and angular, necessary for locating the boundaries of the subdivision lots, streets/roads, alleys, easements, and other areas for public or private use are shown to the nearest 1/100 of a foot.	
Comments		
<input checked="" type="checkbox"/>	Dimensions are identified for the radii, chords, length of curve, point of tangency, and central angles for all curvilinear streets/roads and radii for rounded corners.	
Comments		
<input checked="" type="checkbox"/>	The boundary lines of the floodway and 100-year flood zones, along with the base flood elevation on each lot as delineated on the Flood Insurance Rate Maps (FIRM) are illustrated.	
Comments	Lots located in Zone X.	
<input checked="" type="checkbox"/>	Water Service	
Comments	Owner has indicated the plan is to install a well for Lot 2.	
<input checked="" type="checkbox"/>	Sanitary Sewer Service	
Comments	Owner has indicated the plan is to use a septic system for Lot 2. Per SDCL 74:53:01:16. Minimum lot size required. A water-carriage wastewater system may not be installed or operated on a lot which is smaller than 20,000 square feet in surface area. A water-carriage wastewater system may not be installed or operated on a lot which is smaller than 43,560 square feet (1 acre) when potable water is supplied by a private water supply system located on the lot. A water-carriage wastewater treatment system may be installed and operated on a lot which is 20,000 square feet in surface area or larger if the requirements of § 74:53:01:19 are met and the premises are supplied by a public water supply system, a private water supply system not located on the lot, or by hauling and storage of potable water in a cistern. The requirements of this section do not apply if wastewater is emptied into a holding tank or an unconventional system is used.	
<input checked="" type="checkbox"/>	Lot Access	
Comments	Would need an approved variance for a shared driveway.	variance ✓

Certifications



Plat Review

- Acknowledgment of the Owner or Owners of the plat of any restrictions, including dedication to public use of all streets/roads, alleys, parks or other open spaces shown thereon and the granting of easements required; as well as the use of any required common areas is included. 20. ✓

Comments

- Acknowledgement of Registered Land Surveyor

Comments

- Acknowledgement of City Finance Officer

Comments

- Acknowledgement of County Treasurer

Comments

- Acknowledgement of County Official of Equalization

Comments

- Acknowledgement of all relevant Street and/or Highway Authorities

Comments

- Acknowledgement of Planning Commission

Comments

- Board of Commissioners Resolution, signed by the Mayor and the Finance Officer

Comments

- Register of Deeds Recording area

Comments

Comments from the City Council and the Planning & Zoning Committee may also be included with this review.

The next City Council Meeting is scheduled for: Thursday, September 5, 2024

The next Planning & Zoning Meeting is scheduled for: Tuesday, August 27, 2024

The following additional comments have been shared by various members of the City's Planning & Zoning Committee and City Council:

Lisa Schieffer

From: Eric Howard <eric@rennerassoc.com>
Sent: Wednesday, August 14, 2024 9:37 AM
To: Lisa Schieffer
Subject: RE: M. Goosen Plat
Attachments: 3324 PLAT_LOT 1 & 2, GOOSEN SUBD PLAT (1).pdf; 3324 STRUCT_LOT 1 & 2 - GOOSEN SUBD_SIGNED.pdf; T2N-R7E - SEC 6_LOT H1, LOT U.tif; T3N-R7E - SEC 31_LOT H1, LOT A.tif

Lisa,

I will review the annexation, variances, and septic items with Mr. Goosen.

In the meantime, I want to address the other comments and see if there is any additional variances he may need. I have them numbered in order of the comments.

- 3) The copy you received must have got cut off. I have included a copy of the plat that shows all of Lot 2.
- 4) I reviewed Lot 1 and it does close.
- 6) Added the square footage. See attached plat.
- 9) The Use of Premise Easement is being filed by the property owner to the north. I was working with Nooney & Soley on the easement. Once this is filed I will place to book and page on the plat.
Please see the Structural Location Exhibit as to the reason for the 30' Gap. There currently a building lying within the 8'. Same with the north lot line.
- 11) Yes, there was an H-Lot taken out of both Lot A and Lot U. I have included a copy of these plats, as well as modified the formerly description to reflect this.
- 20) Use of Premise easement being created by separate document as noted in item 9.

Please let me know.

Thank you,

****We've MOVED locations ** Our new address is – 4241 Triple Crown Dr, Rapid City, SD 57701****

ERIC D. HOWARD, RLS
4241 TRIPLE CROWN DR.
605-721-7310 (215) ERIC@RENNERASSOC.COM

 **RENNER ASSOCIATES, LLC**
CIVIL ENGINEERING · LAND SURVEYING

From: Lisa Schieffer <lschieffer@summerset.us>
Sent: Tuesday, August 13, 2024 10:37 AM
To: Eric Howard <eric@rennerassoc.com>
Subject: M. Goosen Plat

PLAT OF LOT HI

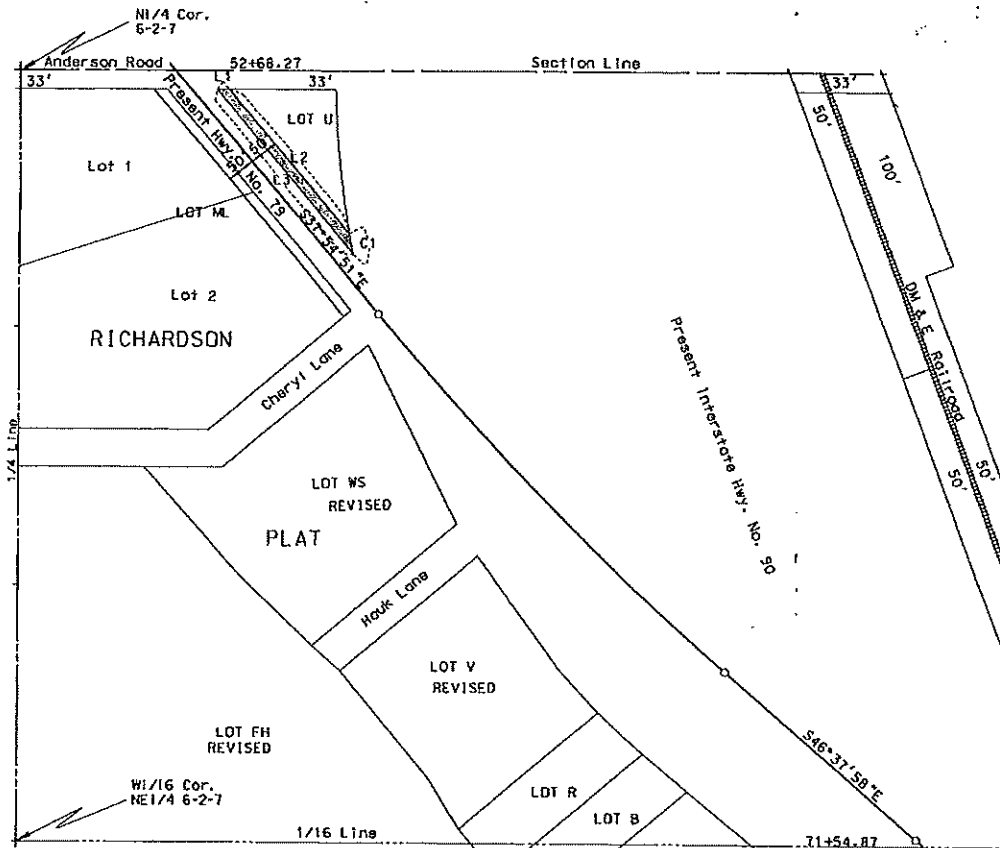
Showing a parcel of land to be acquired for highway purposes in Lot U in the NW1/4 NW1/4 NE1/4 of Section 6 - Township 2 North - Range 7 East of the B.H.M.

for construction of Project No. P-PH0079(49)86
MEADE COUNTY, SOUTH DAKOTA
 Scale: 1 inch = 200 feet

LEGEND
 ● = found corner
 ○ = set corner
 ■ = reset found corner
 All monumentation will be set upon project completion

Lot Hi
 Containing 0.14 ac
 6062 sq. ft.
 more or less.

Line No.	Bearing/Radius	Feet
L1	S 87°59'18" E	21.87
L2	S 37°54'51" E	331.46
C1	-1582.50	36.16
L3	N 37°48'27" W	377.15



PI 62+60.78	PI 74+97.33
N 139576.14	N 138725.88
E 1097792.06	E 1098692.21
Del 8°43'01" L	Del 28°15'04" R
Dc 1°00'00"	Dc 4°00'00"
T 436.77	T 360.69
L 871.86	L 706.69
R 5729.58	R 1432.39

Note: The coordinates and/or distances shown on this plat are based on the South Dakota State Plane coordinate system - North Zone NAD 83/95 SR = 0.99987929

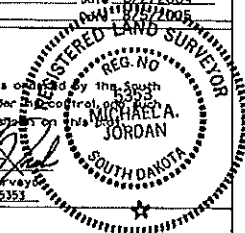
Drawn By R. Mickel Date 6/2/2004
 Checked By M. Jordan

SURVEYOR'S CERTIFICATE

I, MICHAEL A. JORDAN, Registered Land Surveyor, in and for the State of South Dakota, do hereby certify that as shown by the South Dakota State Transportation Commission the parcel of land as shown on this plat has been surveyed at my direction and under my control, and the parcel of land shall be hereafter known by the lot number designated herein, the location and dimensions of the parcel are shown on this plat.

In witness whereof, I have set my hand and seal this 29th day of September, A.D., 2005.

Michael A. Jordan
 Registered Land Surveyor
 Registration No. 5353



State of South Dakota
 County of Meade ss

OFFICE OF REGISTER OF DEEDS Doc # 003864

Filed for record this 18th day of July, A.D., 2004 at 10:13 A.M., and recorded in Books of Plots 22 on Page 213 therein.

Angela M. Ross
 Register of Deeds

Glenn G. Gedel
 Deputy

6951 FEE \$10.00

053p79-1

005766 JUL-08

PLAT OF LOT H1

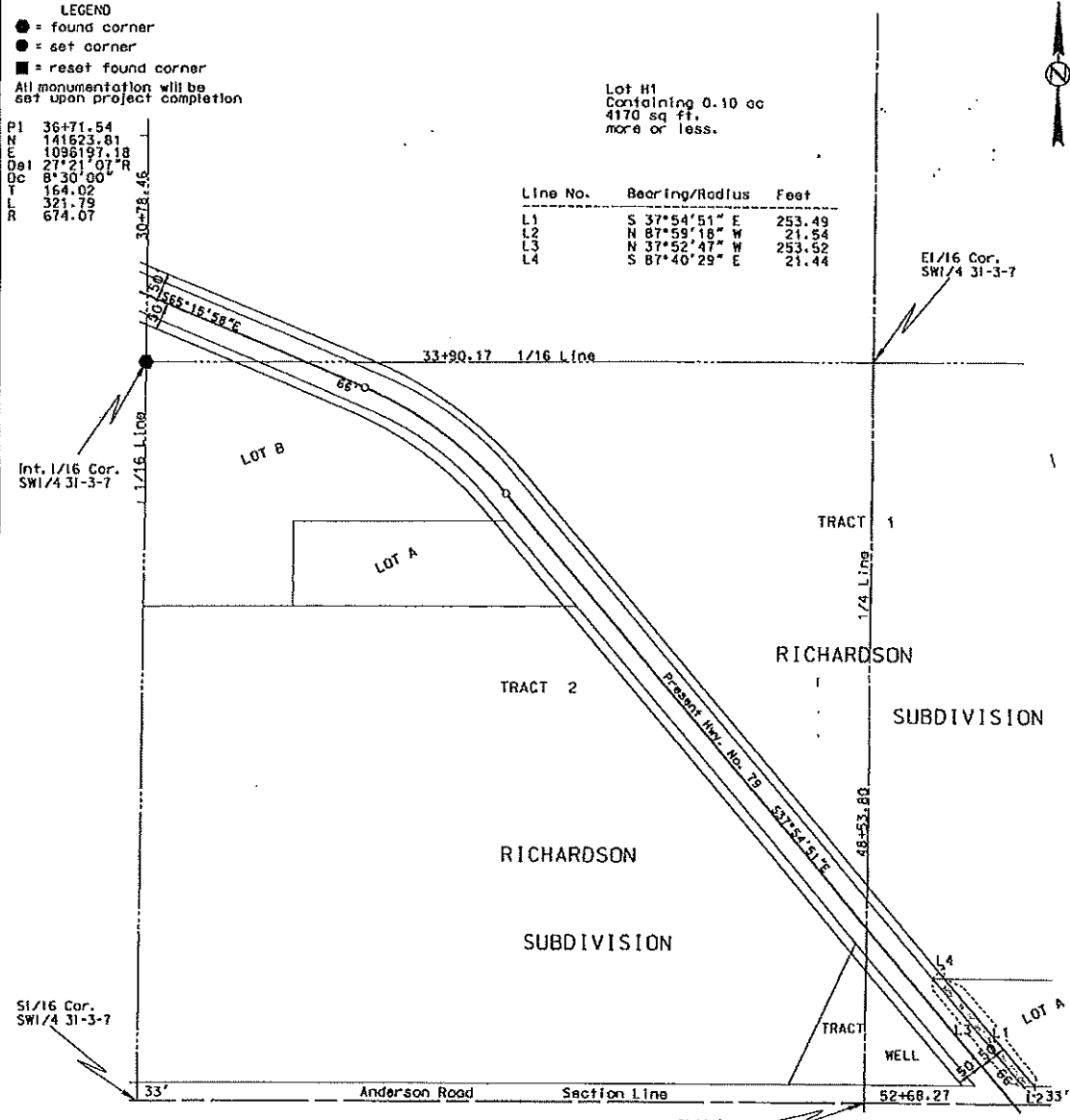
Showing a parcel of land to be acquired for highway purposes in
 Lot A in the SW1/4 SW1/4 SE1/4 of Section 31 -
 Township 3 North - Range 7 East of the B.M.
 for construction of Project No. P-PH0079(49)86
MEADE COUNTY, SOUTH DAKOTA
 Scale: 1 Inch = 200 feet

LEGEND
 ● = found corner
 ○ = set corner
 ■ = reset found corner
 All monumentation will be set upon project completion

Lot H1
 Containing 0.10 ac
 4170 sq. ft.
 more or less.

Line No.	Bearing/Radius	Feet
L1	S 37° 54' 51" E	253.49
L2	N 87° 59' 18" W	21.54
L3	N 37° 52' 47" W	253.52
L4	S 87° 40' 29" E	21.44

P1 36+71.54
 N 141623.81
 E 1096197.18
 Del 27° 21' 07" R
 Oc 8° 30' 00"
 T 164.02
 L 321.79
 R 674.07



Note: The coordinates and/or distances shown on this plat are based on the South Dakota State Plane coordinate System - North Zone NAD 83/96 SF = 0.399487929

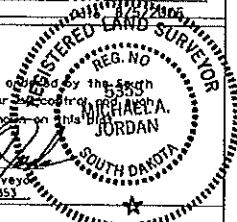
Drawn By R. Mickel Date 5/7/2004
 Checked By M. Jordan

SURVEYOR'S CERTIFICATE

I, MICHAEL A. JORDAN, Registered Land Surveyor, in and for the State of South Dakota, do hereby certify that as ordered by the South Dakota State Transportation Commission the parcel of land as shown on this plat has been surveyed at my direction and under my control and the parcel of land shall be hereafter known by the lot number designated herein, the location and dimensions of the parcels are shown on this plat.

In witness whereof, I have set my hand and seal this 29th day of September, A.D., 2005.

Michael A. Jordan
 Registered Land Surveyor
 Registration No. 5353



OFFICE OF REGISTER OF DEEDS Doc # 003862

State of South Dakota
 County of Meade as
 Filed for record the 18th day of July, A.D., 2005 at 10:08 A.M. and recorded in Books of Plots 22 on Page 211 therein.

Angela M. Ross Register of Deeds by Guinec G. Sedal Deputy

6951 FEE \$10.00 031p79-4

005764 JUL-08