

OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, OCTOBER 7th, 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, Casey Kenrick and Brody Oldfield were present. Absent: Brittini Bjorum. 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 October 7th, 2024. Motion carried.

CONSENT CALENDAR: Motion by Woldt, second by Kenrick to approve the minutes of the regular meeting of September 10th, 2024. Motion carried.

ZONING HEARING – BLACK RIVER RE, LLC.

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

City Administrator Lisa Schieffer informed the Board that Black River was looking to zone the property as C1-General Commercial, which fits the ordinance and currently there is another platted lot across from it that is zoned General Commercial as well.

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

Motion by Woldt, second by Hirsch to recommend approval of the C1-General Commercial Zoning to the Board of Commissioners. Motion carried.

Motion by Kenrick, second by Woldt to take the matter of the four (4) variances and minor plat off the table from the September 10th meeting. Motion carried.

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

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

Mr. Goosen stated to the Board that he did not want to be annexed into the city and that nothing had changed. He cannot comply with the ordinances and therefore does not want to be annexed.

Phil Olsen expressed his concerns about proper growth and that this is a way to bypass city ordinances.

Marla Paulsen expressed her concerns on the representation of the area for a clean, tidy area in the community.

Mike Paulsen expressed his concerns that Mr. Goosen keeps moving forward with putting items on his property and not getting permitted for the same.

Iris Olsen stated the problem that she has is there is a storage building, house, barn and two trailer houses. There is a non-drivable car. There is only supposed to be one dwelling on a lot.

City Attorney Mike Wheeler gave an overview to the group on what would be required of Mr. Goosen if he was to be annexed into the city.

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

Motion was made by Kenrick, second by Woldt to recommend to the Board of Commissioners denying the variance for non-annexation into the city. Motion carried.

VARIANCE FOR SETBACKS – MICHAEL GOOSEN

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

Phil Olsen stated to the Board that when Mr. Goosen put the shed on his property, he could have followed the setbacks at that time and did not. Olsen stated to the Board that he is frustrated with the process.

Mr. Goosen stated that he went to Meade County because he is in the County and has had four surveyors come out and look at the same.

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

Motion by Woldt, second by Kenrick to recommend approval to the Commission on the setbacks. Motion carried.

VARIANCE ON 8' MINOR DRAINAGE & UTILITY EASEMENT THROUGHOUT BOTH LOTS – MICHAEL GOOSEN

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

City Administrator Lisa Schieffer gave a brief overview of HDR's review findings. Phil Olsen again stated he didn't think the process was necessary and why was the Board looking at the variances if he was not going to be annexed in.

Mr. Goosen stated he was not going to be annexed to the Board.

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

Motion by Kenrick, second by Woldt to recommend approval to the Commission on the 8' minor drainage & utility easement throughout both lots. Motion carried.

VARIANCE FOR SHARED DRIVEWAY ACCESS – MICHAEL GOOSEN

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

The Board discussed the property across the street owned by Justin Rudland and access was not granted by SDDOT.

Mr. Goosen explained that it is the only way he can get a driveway into the lot.

Justin Rudland explained to the Board that SDDOT must have 550 feet in between approaches.

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

Motion by Woldt, second by Kenrick to recommend approval to the Commission on the shared driveway. Motion carried.

MINOR PLAT – MICHAEL GOOSEN

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

City Administrator Lisa Schieffer gave a quick overview of the application for a minor plat.

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

Motion by Woldt, second by Kenrick to recommend approval of the minor plat, contingent upon the same being annexed into the City of Summerset.

ADJOURNMENT

Motion by Kenrick, second by Woldt to adjourn the meeting at 6:52 p.m. Motion carried.

Brielle Schrock, Finance Officer

Brody Oldfield, Chairman