

OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
REGULAR MEETING
MARCH 11th, 2025 @ 6:00 P.M.

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

Roll Call: Brody Oldfield, Dustin Hirsch, Casey Kenrick, Brittini BJORUM, and Mitchell Woldt were present. Also present was alternate Mike Martin and the City Administrator Lisa Schieffer.

Call for Changes: Motion by Woldt, second by Hirsch to approve the agenda of the meeting for March 11th, 2025. Motion carried.

Consent Calendar: Motion by Kenrick, second by Woldt to approve the minutes of the regular meeting of February 27th, 2025. Motion carried.

Summerset Comprehensive Plan/Summerset Draft Survey – Kailey Snyder.

Motion by Hirsch, second by BJORUM, to open discussion on the Summerset Draft Survey. Motion carried.

Ms. Snyder did an overview on the website for the comprehensive plan. www.summersetsdplan.com

Snyder reviewed the Summerset Comprehensive Plan Survey with the Board. Topics of the survey included:

Information about the person taking the survey.

Community Character & Services.

Housing.

Transportation.

Parks & Recreation.

Land Use & Development.

Economic Development.

Final Comments & Questions.

Ms. Snyder asked the Board to make additions or deletions to the survey to customize it to the City of Summerset. The Board gave recommendations to Ms. Snyder regarding the same.

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

ADJOURNMENT

Motion by BJORUM, second by Kenrick to adjourn the meeting at 7:05 p.m. Motion carried.

Brielle Schrock, Finance Officer

Brody Oldfield, Chairman



MAR 04 2025

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
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 1 of New LEAF Sub. Section 31 T3N RTE 84M
PROPOSED:
LOCATION: 9350 STURGIS ROAD
Size of Site-Acres: 7 1/2 Square Footage: Proposed Zoning:
DESCRIPTION OF REQUEST: REMOVE concrete pavement BELOW Ret. WALL Utilities: Private / Public
Water: Private Sewer: PRIVATE
HARDSHIP: UNNECESSARY EXPENSE / NO CUSTOMER PARKING IS NEEDED

APPLICANT

Name: MATTHEW LEON Phone: 605-209-0900
Address: 1709 LODGE ST. E-mail: M5LEON67@hotmail.com
City, State, Zip: Rapid City, SD. 57702

PROJECT PLANNER - AGENT

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

OWNER OF RECORD (If different from applicant)

Name: LEON HOLDINGS Phone: 605-209-0900
Address: 1709 LODGE ST. E-mail: M5LEON67@hotmail.com
City, State, Zip: Rapid City, SD 57702

Property Owner Signature Date Property Owner Signature Date

Signature Date Signature Date
Print Name: Title*:

*required for Corporations, Partnerships, etc.

FOR STAFF USE ONLY

Table with 2 columns: 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:

NOTICE OF PUBLIC HEARING

NOTICE OF HEARING APPLICATION FOR VARIANCE BEFORE THE CITY OF SUMMERSET BOARD OF ADJUSTMENTS

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: LEON HOLDINGS

Legal Description:

Plat of Lot 1, New Leaf Subdivision, located in Section 31, Township 3 North, Range 7 East, Black Hills Meridian, City of Summerset, Meade County, SD

Variance:

155.140 (C) - Variance request to remove concrete pavement parking below the retaining wall.

Notice is further given that said application 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 25th day of March 2025. 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 5th day of March, 2025.

City of Summerset

Published once 03/13/2025, at an approximate cost of \$35.41.

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Total Postage and Fees	\$5.58

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Dickinson, TX 75709

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Piedmont, SD 57763

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Postage

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Total Postage and Fees

\$ 5.58

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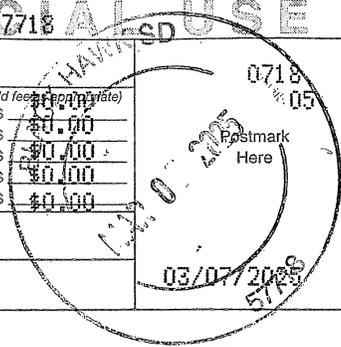
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Site Grading

Contours

- Identify *existing* and *proposed* contours
(*proposed contours must match adjacent grades at property limits*)

Comments

Spot Elevations

- Identify ground elevations at all building corners, lot corners, and low (min) & high (max) points along property lines.

Comments

Curb Grades

- Identify proposed curb grades and breaks in grade (ridge & valley points)

Comments No curb and gutter.

Wetlands & Erosion Control

- Identify location of any wetlands on or adjacent to the site
(*Provide copy of US Army Corps of Engineers Jurisdictional Determination, if applicable*)

Comments No wetlands.

- Identify area of disturbance for grading activities
(*If more than one acre is to be disturbed, provide erosion control plan and SWPPP*)

Comments SWPPP and erosion control plans shown.

Landscaping & Screening

- Identify Landscaping & Screening Locations
(*Tree placement, signs, etc.*)

Comments Landscaping is shown, but no landscaping points are provided.

- Dumpster Location

Comments

Parking

- Identify Parking Area, quantity and dimensions of Parking Stalls
(*parking stall quantity varies by land & building use per zoning*)

Comments Parking areas (including aisle and access shall be surfaced with concrete or asphalt, Ordinance 155.256.B.1.). Current layout with gravel entrance and exit areas for the parking areas would need an approved variance.

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

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

The next Planning & Zoning Commission 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:

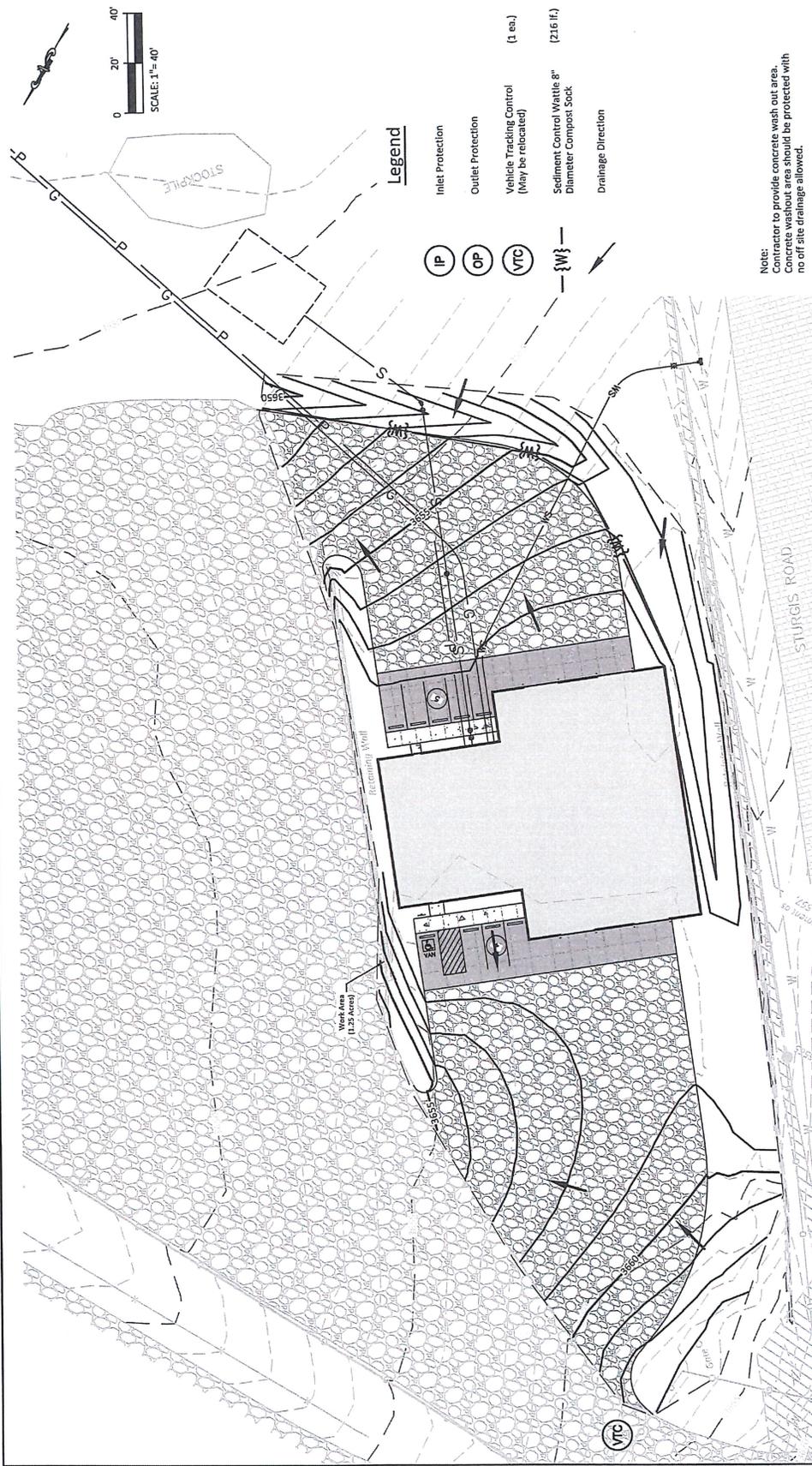


New Leaf Site Development Lot 1

Drawn By: H.G./D.D.
 Project No.: 16/000
 Issue Date: 6/25/2024
 Scale: 1" = 40'
 Drawn By: H.G./D.D.
 Project No.: 16/000
 Issue Date: 6/25/2024
 Scale: 1" = 40'
 Drawn By: H.G./D.D.
 Project No.: 16/000
 Issue Date: 6/25/2024
 Scale: 1" = 40'

Prepared For:
 Leem Holdings, LLC
 10000 Leem Road
 PO Box 742
 Black Hawk, SD
 57718

Internal Job No: 3199.02
 Sheet Title: Erosion Control Plan
 3.1



Legend

- Inlet Protection
- Outlet Protection
- Vehicle Tracking Control
(May be relocated) (1 ea.)
- Sediment Control Wattle 8"
Diameter Compost Sock (216 lf.)
- Drainage Direction



Note:
 Contractor to provide concrete wash out area.
 Concrete washout area should be protected with
 no off site drainage allowed.

