

OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
REGULAR MEETING
September 9th, 2025 @ 6:00 P.M.

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

Roll Call: Brody Oldfield, Casey Kenrick, Mike Martin, and Brittni Bjorum were present. Also, present was the City Administrator Lisa Schieffer.

Call for Changes: Motion by Kenrick, second by Martin, to approve the agenda of the meeting for September 9th, 2025. Motion carried.

Consent Calendar: Motion by Bjorum, second by Martin, to approve the minutes of the regular meeting of August 12th, 2025. Motion carried.

Minor Preliminary Plat – Carol Marso

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

City Administrator Lisa Schieffer presented to the Board the minor preliminary plat application that is within the three-mile jurisdiction of the city, along with required documentation for the Board to review. Leah Berg from Aces Engineering, along with Shanon Vasknetz from Baseline Engineering was present to answer any questions.

The review from HDR listed a comment from Meade County about the one hundred twenty-foot (120') right of way needed onto an arterial road. Mr. Vasknetz stated that Erickson Ranch Road has a sixty-six-foot (66') right of way and they would change the preliminary plat to add an additional twenty-seven feet (27'), making it comply with Meade County's ordinances.

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

Motion by Kenrick, second by Bjorum, to recommend approval to the City Commission of the minor preliminary plat of Carol Marso, contingent upon the addition of twenty-seven feet (27') of dedicated public right of way. Motion carried.

ADJOURNMENT

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

Brielle Schrock, Finance Officer

Brody Oldfield, Chairman



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 Parcel ID <u>OC.73.03</u>		
PROPOSED <u>8150</u>		
LOCATION <u>8410 NORMAN AVE</u>		
Size of Site-Acres <u>4.753</u>	Square Footage	Proposed Zoning <u>Commercial</u>
DESCRIPTION OF REQUEST: <u>I'm only parking trailers, requesting a gravel lot like I have now.</u>		Utilities: Private / Public
HARDSHIP:		Water
		Sewer

APPLICANT

Name INVESTNTEK LLC Phone 605-786-8263
 Address 11725 Crooked Canyon RD E-mail callahan@investntek.com
 City, State, Zip Blackhawk SD 57718 8412@yaho

PROJECT PLANNER - AGENT

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

OWNER OF RECORD (If different from applicant)

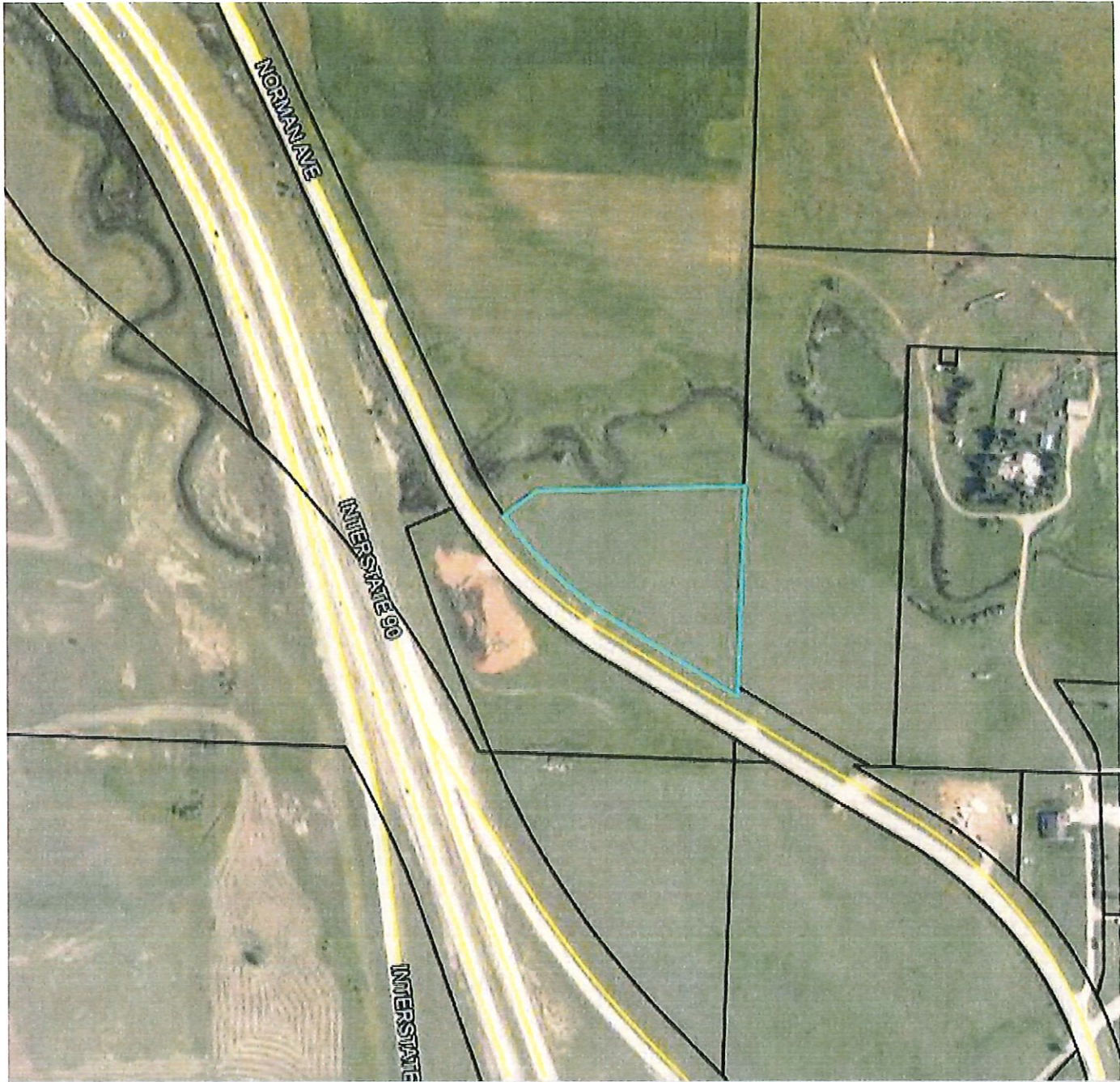
Name Kyle Callahan Phone _____
 Address 11725 Crooked Canyon RD E-mail _____
 City, State, Zip Black Hawk SD 57718

Property Owner Signature _____ <u>[Signature]</u>	Date <u>8-27-25</u>	Property Owner Signature _____	Date _____
Signature _____	Date _____	Signature _____	Date _____
Print Name: <u>Kyle Callahan</u>		Print Name: _____	
Title*: <u>owner</u>		Title*: _____	

*required for Corporations, Partnerships, etc.

FOR STAFF USE ONLY

ZONING	FOR STAFF USE ONLY	FOR STAFF USE ONLY
Current	<input type="checkbox"/> Sewer Utility	<input type="checkbox"/> BHP&L
North	<input type="checkbox"/> Fire Department	<input type="checkbox"/> Finance Officer
South	<input type="checkbox"/> Public Works	<input type="checkbox"/> Register of Deeds
East	<input type="checkbox"/> Planning	<input type="checkbox"/> County - Planning
West	<input type="checkbox"/> Building Inspector	<input type="checkbox"/> SD DOT
Planner	<input type="checkbox"/> Engineering	<input type="checkbox"/> SD DENR
File No.	<input type="checkbox"/> City Code Enforcement	<input type="checkbox"/> Auditor - Annexation
Comp Plan	<input type="checkbox"/> Police	<input type="checkbox"/> Drainage
Received By:	<input type="checkbox"/> City Attorney	<input type="checkbox"/> Parks & Recreation
	<input type="checkbox"/> Diamond D Water	<input type="checkbox"/> Black Hills Water
		<input type="checkbox"/> Other: _____
		<input type="checkbox"/> Other: _____
		<input type="checkbox"/> Other: _____
		<input type="checkbox"/> Other: _____



Alternate ID n/a
Class NAD
Acreage n/a

Owner Address NVESTNJEK LLC
12080 JB RD
SUMMERSET SD 57718

NOTICE OF PUBLIC HEARING

**NOTICE OF HEARING APPLICATIONS FOR VARIANCES BEFORE THE
CITY OF SUMMERSSET BOARD OF ADJUSTMENTS**

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

Applicant: NVESTNJEK, LLC.

Legal Description: Parcel #0C.73.03

Norman Estates Subdivision, Lot 3 of Section 5, Township 2 North, Range 7 East, Black Hills Meridian, City of Summersset, Meade County SD.

Variance:

Variance request for ordinance 155.256(B)(1) Drainage and Surfacing.

Notice is further given that said applications will be heard and considered by the City of Summersset Planning & Zoning Board at Summersset City Hall, 7055 Leisure Lane, Summersset, SD 57718 at 6:00 p.m. on the 23rd day of September 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 29th day of August 2025.

City of Summersset

Published once _____, at an approximate cost of \$_____.

NOTICE OF PUBLIC HEARING

NOTICE OF HEARING APPLICATIONS FOR VARIANCES BEFORE THE CITY OF SUMMERSSET BOARD OF ADJUSTMENTS

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

Applicant: NVESTNJEK, LLC.

Legal Description: Parcel #0C.73.03

Norman Estates Subdivision, Lot 3 of Section 5, Township 2 North, Range 7 East, Black Hills Meridian, City of Summersset, Meade County SD.

Variance:

Variance request for ordinance 155.256(B)(1) Drainage and Surfacing.

Notice is further given that said applications will be heard and considered by the City of Summersset Planning & Zoning Board at Summersset City Hall, 7055 Leisure Lane, Summersset, SD 57718 at 6:00 p.m. on the 23rd day of September 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 29th day of August 2025.

City of Summersset

Published once _____, at an approximate cost of \$_____.

(Published September 11, 2025 for a total approximate cost of \$40.01 and may be viewed for free at www.sdpublicnotices.com)

Legal No: #####

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

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

Rapid City, SD 57701

Certified Mail Fee	\$5.30	0718
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$6.08	

Sent To Sutton
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

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

7022 2410 0001 5615 0884

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

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

Pierre, SD 57501

Certified Mail Fee	\$5.30	0718
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$6.08	

Sent To SD Department
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

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

7022 2410 0001 5615 0907

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

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

Rapid City, SD 57702

Certified Mail Fee	\$5.30	0718
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$6.08	

Sent To Black River
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

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

7022 2410 0001 5615 0891

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

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

Black Hawk, SD 57718

Certified Mail Fee	\$5.30	0718
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$6.08	

Sent To Norman
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

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

7022 2410 0001 5615 0914

AAA
ENGINEERING SERVICES
WE STAND BY OUR WORK. IN EVERY CASE.
 1200 S. 17TH AVE. SUITE 100
 BLACK HAWK, SD 57005
 (605) 773-3333
 WWW.AAAENGINEERING.COM

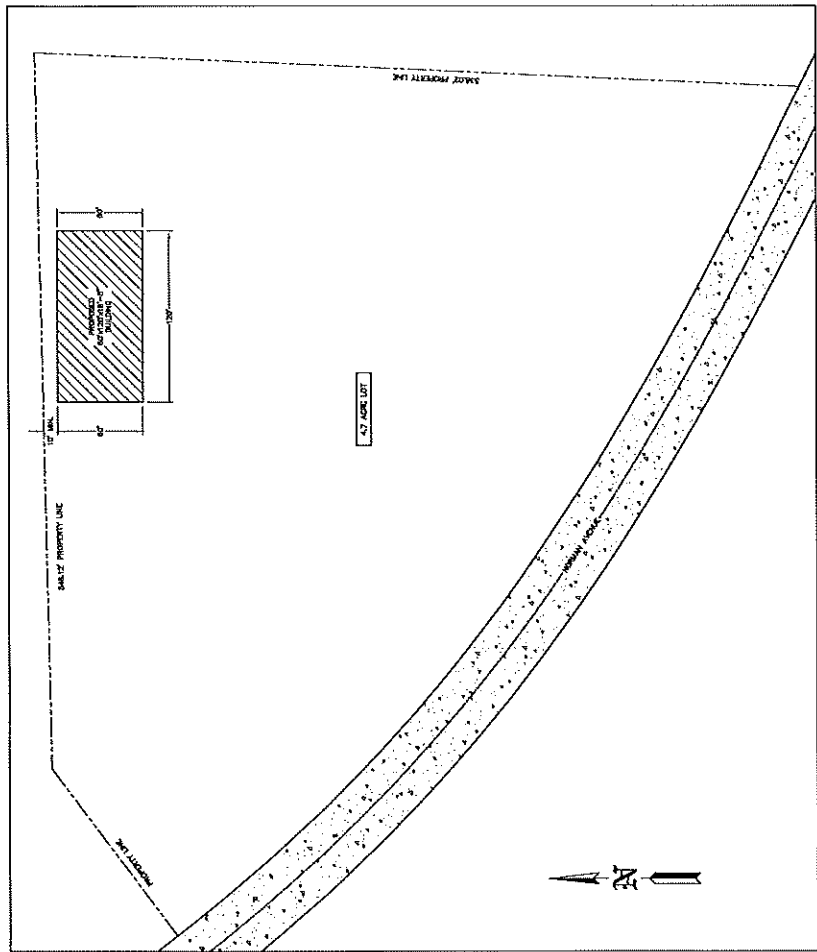
PROJECT TITLE: **SHOP**
 CLIENT: **BLACK HAWK, SD**

PROF. ENGINEER: **JEFF MURRAY**
 PLAN DESIGNER: **LAURE DEBOK**
 DRAINING BY: **DAS**
 DATE: **5/29/2023**
 SCALE: **AS NOTED**

NO.	DATE	DESCRIPTION	BY
1			
2			

REVISIONS

SHEET TITLE: **SITE PLAN**
 FILE NAME: **S19223SD**
 SHEET NO.: **S2**



SITE PLAN
 SHEET NO.

PROPOSED BUILDING TO BE A MINIMUM OF 10'-0" FROM PROPERTY LINE AND 2'-0" FROM ADJACENT LOT LINE.

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL PROVIDE A PLAT SURVEY WITH THIS SITE PLAN TO THE COUNTY REGISTERED SURVEYOR FOR RECORDATION AND TO THE COUNTY ENGINEER FOR REVIEW AND APPROVAL. AT THE DISCRETION OF THE CONTRACTOR AND UNDER HIS/HER RESPONSIBILITY.

ENGINEERING SERVICES
 1000 W. 10th Street, Suite 100
 Oklahoma City, Oklahoma 73106
 (405) 241-1111
 www.mma-engineering.com

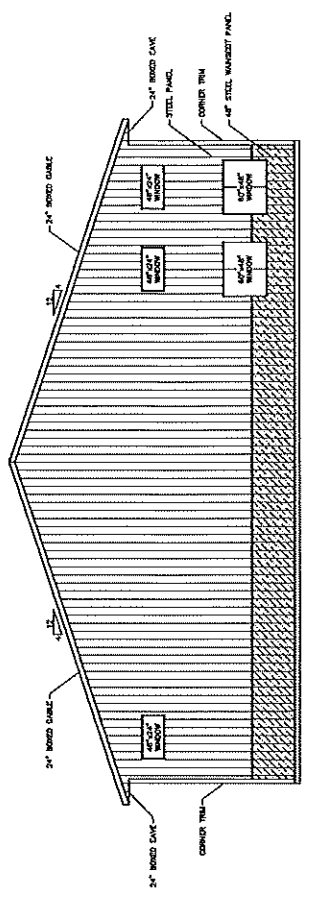
PROJECT TITLE
 SHOP
 BLACK HAWK, SO

PROJ. ENGINEER JEFF HUNTER
PLANNING DESIGNER LOUISE BERRY
DRAWN BY DAG
DATE 7/29/2023
SCALE AS NOTED

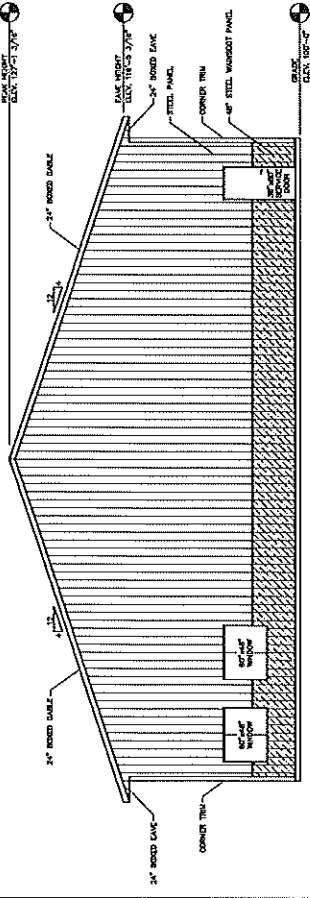
REVISIONS

NO.	DATE	DESCRIPTION	BY
1			
2			
3			

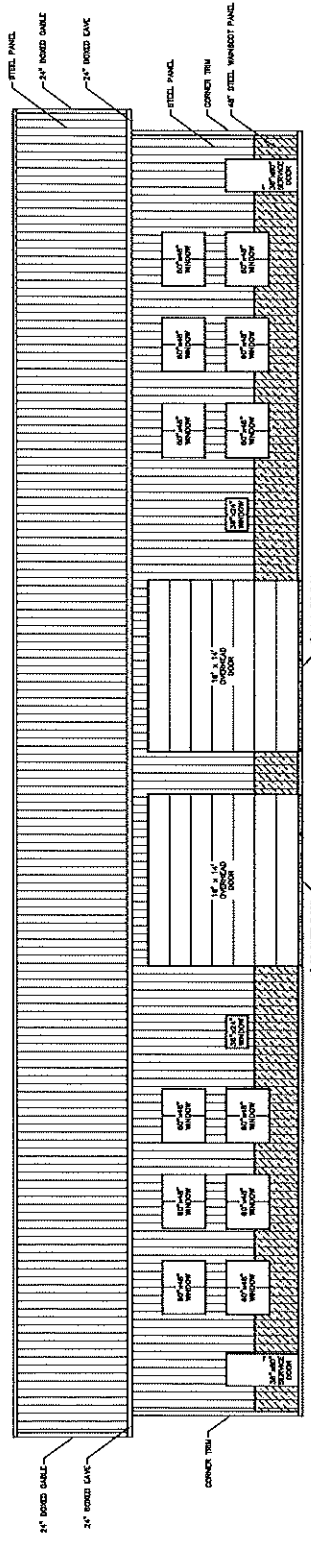
SHEET TITLE ELEVATIONS
FILE NAME SHEET33D
SHEET NO. S3



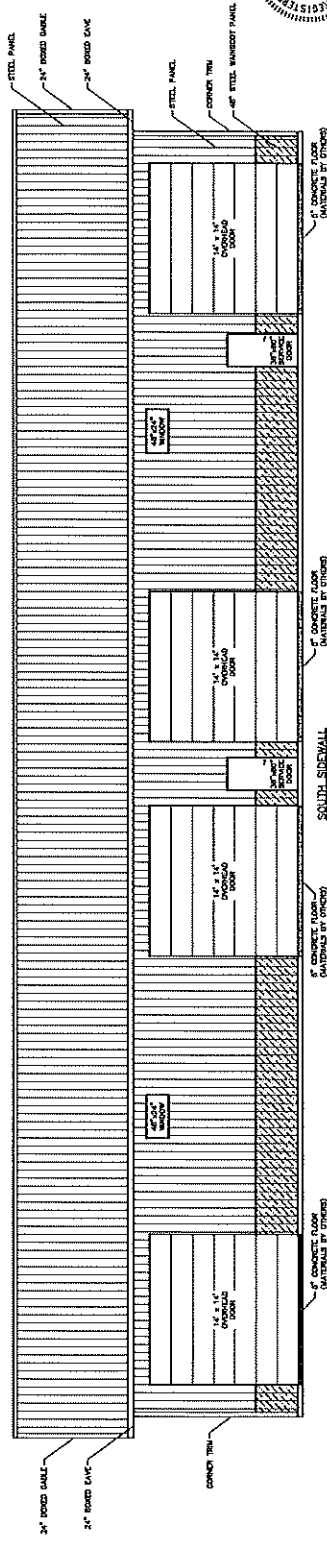
EAST ENDWALL



WEST ENDWALL



NORTH SIDEWALL



SOUTH SIDEWALL

ELEVATIONS
 SCALE: 3/8"=1'-0"

