

**SUMMERSET CITY COMMISSION
PUBLIC HEARING
SUMMERSET MUNICIPAL BUILDING
7055 LEISURE LANE
THURSDAY MAY 21, 2020 6:00 P.M.**

AGENDA

1) ROLL CALL

Kitzmilller, McCoy, Butler, Hirsch, Lutz

2) PLEDGE OF ALLEGIANCE

3) CALL FOR CHANGES

Approval of the Agenda of the Regular Meeting of the Summerset City Commission for May 21, 2020 as presented or amended.

4) CONSENT CALENDAR

APPROVAL OF THE MINUTES

- 4A)** Approval of the minutes of the Regular Meeting from May 7, 2020 as presented or amended.

APPROVAL OF THE CLAIMS

- 4B)** Approval of claims and hand checks in the amount of \$34,595.43 from May 8, 2020 to May 21, 2020 as presented or amended.

5) PUBLIC HEARING

5A) Motion to open public hearings on the following:

1) Summerset Board of Adjustments:

- a) Application for new Retail (on-sale) Liquor- from Angel's Catering, 12340 Jenter Rd., Summerset, SD 57718, at Lot B of LW-124 3-6 Stagestop Subdivision, City of Summerset, Meade County, South Dakota.
- b) *****CANCELED***** Zoning Request: **Not Zoned to Single Family Residential (R1)** Lot HG revised of Shadowland Ranch Subdivision in Tract 6 of the SW ¼ of Section 25 in Township 3 North, Range 6 East, Black Hills Meridian, City of Summerset, Meade County, South Dakota, and

Lot I of Shadowland Ranch Subdivision, in Tract 3 of NW1/4 of Section 36 all in T3N, R6E, BHM, City of Summerset, Meade County, SD

Motion to close public hearing.

5B) Action Item-Vote on proposed public hearing item.

- a) Application for new Retail (on-sale) Liquor- from Angel's Catering, 12340 Jenter Rd., Summerset, SD 57718, at Lot B of LW-124 3-6 Stagestop Subdivision, City of Summerset, Meade County, South Dakota.
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Lot I of Shadowland Ranch Subdivision, in Tract 3 of NW1/4 of Section 36 all in T3N, R6E, BHM, City of Summerset, Meade County, SD

6) RESOLUTION 2020-05

Resolution approving preliminary and final plat application from Paul Wilson: Preliminary and final plat application of Lot 14R and Lot 15R of High Meadows Subdivision, Formerly Lots 14 and 15 of High Meadows Subdivision, Located in the W 1/2 of the NE 1/4 of the SE 1/4 of Section 36, Township 3 North, Range 6 East, Black Hills Meridian, Meade County, South Dakota

7) MALT BEVERAGE LICENSE RENEWALS 2020-2021

- 7A) Package Off Sale Malt Beverage and SD Farm Wine License #R-25546 with Sunday Service, TFH Inc., dba Hagggar's Grocery, 8031 Stagestop Road, Lot 2R of Tract 1R of Siouxland Estates, NW ½ of Sec 25, T3N, R6E, BHM, Summerset, Meade County, South Dakota.
- 7B) Retail On-Off Sale Malt Beverage License #RB-2318 with Sunday Service and eight video lottery machines, MG Oil Company, dba Happy Jacks - Summerset, 8076 Stagestop Road, Lot SC4 and SC5 Siouxland Estates, Sec 23, T3N, R6E, BHM, Summerset, Meade County, South Dakota.
- 7C) Retail On-Off Sale Malt Beverage License #RB-18919 with Sunday Service and ten video lottery machines, MG Oil Company, dba Happy Jacks – Summerset 2, 8074 Stagestop Road, LotSC4 and SC5, Siouxland Estates, Sec 23, T3N, R6E, BHM, Summerset, Meade County, South Dakota.

8) RESOLUTION 2020-04-MALT BEVERAGE LICENSE RESOLUTION

Approval of Resolution 2020-04-Malt Beverage Licenses for the City of Summerset.

- 9) APPROVAL OF PURSUING LOAN OPTIONS FOR WATER WARRIORS PROJECT
- 10) UPCOMING EVENTS
- 11) CITIZENS INPUT
- 12) ITEMS FROM CITY ATTORNEY
Executive Session per SDCL 1-25-2 for discussing legal, economic development, and personnel issues.
- 13) ADJOURNMENT

Information regarding accessibility for the disabled may be obtained by calling the Somerset City Finance Officer at 605-718-9858. Individuals needing special accommodations are asked to call at least 48 hours prior to the meeting.

ALL MEETINGS OF THE SOMMERSET CITY COMMISSION ARE OPEN TO THE PUBLIC

In relation to the COVID-19 virus, and in following guidelines from the CDC in relation to minimizing exposure, the City will have a call-in number available (instructions below) for Thursday's City Commission meeting. For those that wish to participate in the meeting remotely, we encourage you to follow the instructions below.

Call-in instructions:

Topic: Commission meeting

Time: May 21, 2020 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81070791116?pwd=UDljamQxL1M1UGVQUzlnVmJEcVFyQT09>

Meeting ID: 810 7079 1116

Password: 884789

**SUMMERSET CITY COMMISSION
ONLINE ZOOM MEETING
SUMMERSET MUNICIPAL BUILDING
7055 LEISURE LANE
THURSDAY MAY 7, 2020 6:00 P.M.**

Commissioner Kitzmiller called the Online Zoom Meeting (Regular Meeting) to order at 6:15 p.m. Commissioners Kitzmiller, Hirsch, Butler and Mayor Lutz were present. Commissioner McCoy was absent. Also present was the, City Attorney, City Finance Officer and City Administrator.

Commissioner Kitzmiller led the Pledge of Allegiance.

Motion by Butler, second by Hirsch to approve the agenda for May 7, 2020. Motion carried

Motion by Butler, second by Hirsch to approve the April 16, 2020 Minutes as presented. Motion carried.

APPROVAL OF CLAIMS

Motion by Kitzmiller, second by Butler to approve the claims and hand checks in the amount of \$151,207.16, from April 17, 2020 through May 7, 2020 as amended. Motion carried.

A&B BUSINESS SOLUTIONS	Professional Services	500.95
ALLEN, DON	Cell Phone Allowance	50.00
ANDERON, DAN	Cell Phone Allowance	50.00
AMBROSE, JONATHAN	Cell Phone Allowance	50.00
AUTO OWNERS INSURANCE	Insurance Expense	100.00
BLACK HILLS ENERGY	Govt Utilities	5,168.52
BUTLER, DAVE	Cell Phone Allowance	50.00
CBH CO-OP	Auto Expense	844.60
DELTA DENTAL	Insurance Expense	498.60
ELECTRICAL ENGINEERING	WWTP Repairs	530.11
FIRST INTERSTATE BANK	LE Auto Expense	855.74
FIRST INTERSTATE BANK	Govt Building Expense	4,911.76
FOOTHILLS FENCE	Parks Expense	575.89
FORD MOTOR CREDIT	LE Auto Expense	1,479.21
GOLDEN WEST TECHNOLOGIES	Professional Services	3,768.50
GREENAPSIS	Govt Repairs	280.00
GUTHRIE INC	Erosion Control Deposit	1,000.00
HARMON, LONNIE	Cell Phone Allowance	50.00
HAWKINS INC	Cell Phone Allowance	2,412.00
HDR ENGINEERING, INC	Professional Services	1,784.88
HEALTH POOL OF SD	Insurance Expense	8,531.74
HERMANSON EGGE	Professional Services	2,090.00
HIRSCH, CLYDE	Cell Phone Allowance	50.00
JAKIE KOON	WWTP Deposit Refund	50.00
JIM'S PRIVATE UTILITY	Locating Expense	75.00
JUSO, COLTON	Cell Phone Allowance	50.00
KITZMILLER, MICHAEL	Cell Phone Allowance	50.00
LUTZ, BRYCE	Cell Phone Allowance	50.00
MASTERCARD	General Expenses	3,702.38
MBFS USA LLC	Street Auto Expense	3,068.32
MIDCONTINENT TESTING LABS	WWTP Testing	112.00
MONIKA BOWEN	WWTP Deposit Refund	100.00
MCLEOD'S PRINTING	Election Supplies	190.76
NBS CALIBRATIONS	WWTP Repairs	193.00
PALMER, BRANDY	Cell Phone Allowance	50.00
RANDY CHAVEZ	WWTP Deposit Refund	100.00
RAPID CITY JOURNAL	Publishing Expense	216.48
RCS CONSTRUCTION INC	WWTP Repairs	2,500.00
REKK PROPERTIES	PW Building Expense	500.00

SDRS-SUPPLEMENTAL	Retirement Expense	420.00
SERVALL UNIFORM	Govt Repairs	130.51
STACY BERG	WWTP Deposit Refund	100.00
STEPHANIE MCCOY	Cell Phone Allowance	50.00
SEMMLER MFG INC	PW Building Expense	67,260.00
TANNER FENENGA	Cell Phone Expense	50.00
TAYLOR, JUSTIN	Cell Phone Expense	50.00
TNT CONSTRUCTION	Erosion Control Deposit	1,000.00
VAST	Govt Utilities	742.44
VERIZON WIRELESS	LE Utilities	228.45
WELLS FARGO FINANCIAL	Street Auto Expense	1,079.30
Payroll:		
LE		13,602.24
FINANCE OFFICE		8,972.19
WWTP		4,388.45
COMMISSION		3,005.53
STREET		3,489.61

UTILITY BILLING ADJUSTMENTS

Motion by Butler, second by Hirsch to approve utility billing adjustments of \$857.02 for the period April 1-April 30, 2020. Motion carried.

DISCUSSION ON HAZARD PAY FOR THE POLICE DEPARTMENT

Discussion on was done on hazard pay for the police department during COVID-19. No action was taken.

AUTHORIZE BANK DEPOSITORY

Motion by Hirsch, second by Butler to name First Interstate Bank as official depository and authorized checks signors to be Mayor, Finance Commissioner, Public Safety Commissioner and City Finance Officer. Motion carried.

DESIGNATION OF OFFICIAL PUBLICATION

Motion by Kitzmiller, second by Butler to name the Rapid City Journal as the official publication of the City of Summerset. Motion carried.

MALT BEVERAGE LICENSE RENEWALS 2020-2021

Motion by Kitzmiller, second by Butler to approve the application for Retail On-Off Sale Malt Beverage and SD Farm Wine License with Sunday Service, TFH Inc., dba Hagggar's Grocery, 8031 Stagestop Road, Lot 2R of Tract 1R of Siouxland Estates, NW ½ of Sec 25, T3N, R6E, BHM, Summerset, Meade County, South Dakota.

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DISCUSSION ON OPENING ADMINSTRATIVE OFFICE TO PUBLIC

Discussion was done on reopening the administrative office for the city. No action was taken but will be reviewed on the next meeting.

DISCUSSION AND APPROVAL OF WATER WARRIORS PROJECT

Motion by Butler, second by Kitzmiller to approve a letter of intent for the Water Warriors Project with the contingency that is includes an assurance letter, funding is available for the project, and that the project is reviewed by the city's legal department. Motion carried.

Motion by Butler, second by Hirsch to also approve if the supplies and services are the only practical source to provide this service. Motion carried.

APPROVAL OF PROPERTY ASSESMENT

Motion by Hirsch, second by Butler to approve the property assessment value of the unplatted portion on Glengarriff park 3 to be \$1,250.00. Motion carried.

UPCOMING EVENTS

Election-June 2, 2020

City wide garage sale-June 5&6

City wide clean up-June 12&13

CITIZENS INPUT

None

ADJOURNMENT

Motion for adjournment at 7:28 pm by Hirsch, second Kitzmiller. Motion carried.

(SEAL)

ATTEST:

Debbie Muzio
Finance Officer

Bryce Lutz
Mayor

Date Received 4/24/20
Date Issued _____

License No. RL-26888

Uniform Alcoholic Beverage License Application

A. Owner Name and Address

ACES LLC
Amanda Adams
1029 E Oakland St
Rapid City, SD 57701

Owner's Telephone #: 605-721-9229

C. Indicate the class of license being applied for (submit separate application for each class of license).

- Retail (on-sale) Liquor
- Retail (on-sale) Liquor - Restaurant
- Convention Center (on-sale) Liquor
- Package (off-sale) Liquor
- Retail (on-off sale) Wine and Cider
- Retail (on-off sale) Malt Beverage & SD Farm Wine
- Package Delivery
- Hunting Preserve
- Other _____

Is this license in active use? Yes No

Do you or any officers, directors, partners, or stockholders hold any other alcohol retail, manufacturing, or wholesaler licenses?

Yes No **If Yes, please list on the back page.**

G. CERTIFICATE: The undersigned applicant certifies under the penalties of perjury that all statements provided herein are true and correct; that the said applicant complies with all of the statutory requirements for the class of license being applied for and in addition agrees to permit agents of the Department of Revenue access to the licensed premises and records as provided in SDCL 35-2-2.1, and agrees this application shall constitute a contract between applicant and the State of South Dakota entitling the same or any peace officers to inspect the premises, books and records at any time for the purpose of enforcing the provisions of Title 35 SDCL, as amended.

Date 04/22/2020 Print Name Amanda Adams Signature *Amanda Adams*

H. APPROVAL OF LOCAL GOVERNING BODY – Notice of hearing was published on _____. Public hearing on the application was held _____, not less than SEVEN (7) days after official publication. The governing body by majority vote recommends the approval and granting of this license and certifies that requirements as to location and suitability of premises and applicant have been reviewed and conform to the requirements of local and South Dakota law.

Renewal - no public hearing held
Amount of fee collected with application \$ _____
Amount of fee retained \$ _____
Forwarded with application \$ _____

For Local Government Use

(Seal) _____
Mayor or Chairman

If disapproved, endorse reason thereon and return to applicant

B. Business Name and Address

Angel's Catering and Receptions
12340 Jenters Rd
Summerset, SD 57718

Business Telephone #: 605-721-9229

Place of business is located in a municipality? Yes No

County: Meade

Do you own or lease this property? Own Lease

Are real property taxes paid to date? Yes No

D. Legal description of licensed premise:

Event and Wedding venue with full service catering

Have you ever been convicted of a felony? Yes No

E. State Sales Tax Number 1035-9510-ST

F. New license Transfer? (\$150) Re-issuance

Transferred (State Use)

From: _____

Sales tax approval _____ Date _____

STATE LIQUOR AUTHORITY:

APPROVAL _____ REVIEW _____

ROUTING SHEET FOR ALCOHOL LICENSE

Rapid City, South Dakota

City Staff: Please return completed form to the Finance Office by _____

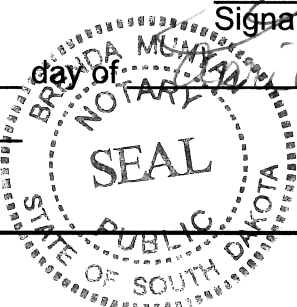
Name of Business: ACES LLC - Angel's Catering and Receptions
PROPERTY TAX IDENTIFICATION NUMBER: _____
Local Manager: Amanda Adams
Local Address: 1029 E Oakland St Rapid City, SD 57701
Home Telephone: 605-721-9229 Business Telephone: 605-721-9229 Date of Birth: 07/30/1982
Social Security Number: 504-11-2250 Driver's License No.: 00821044
Employer, Address, Telephone for preceding 3 years (New Applicants Only)
Angel's Catering - 1029 E Oakland St
Rapid City, SD 57701
Previous Criminal Record: None

CORPORATE INFORMATION: (If directors of corporation reside outside of Rapid City, fill out above information about local representative or manager.)

Corporate Officers:	Date of Birth	Social Security Number
Name: <u>Amanda Adams</u>	<u>07/30/1982</u>	<u>504-11-2250</u>
Name: _____	_____	_____
Name: _____	_____	_____
Name: _____	_____	_____

I hereby authorize the Rapid City Police Department to conduct an investigation into my complete history, including former employment together with any and all information concerning my ability, personal character, credit, arrest record, etc. I hereby release any law enforcement agency, company corporation, or individual from all liability for furnishing information concerning me in response to this investigation. I also understand and agree to submit to a polygraph examination if I am requested to do so as a part of my background investigation.

Signature: [Signature]
Subscribed to before me this 22nd day of July, 2020.
Brenda Muenjan
Notary Public
Commission Expires: June 1, 2021



FIRE DEPARTMENT:
Approval _____
Recommend Denial: _____
Date: _____
Fire Department Representative _____

POLICE DEPARTMENT:
Approval _____
Disapproval _____
Police Chief (or Representative) _____

ANGEL'S CATERING LLC
605-721-9229
1029 E OAKLAND ST
RAPID CITY, SD 57701



12553

04/21/2020

PAY TO City of Summerset
THE ORDER OF one hundred eighty & 1/10

\$ 180⁰⁰
DOLLARS



Security Features
Included
Details on Back

HIGHMARK
FEDERAL CREDIT UNION
(605) 343-4776
P.O. BOX 2506
RAPID CITY, SD 57709-2506

FOOD SO HEAVENLY IT COULD ONLY BE ANGELS

FOR liquor license transfer

Angela King

⑆ 291479686⑆ 10003390000200⑆ 2553

To Whom It May Concern:

I, Amanda Adams, am one of the owners of Angel's Catering and Receptions and we are purchasing the convention center (Stagestop Receptions) from Dr Jenter. We are applying to have the liquor license transferred to us. I have attached the original statement that was provided when he applied for the liquor license detailing the intended purpose and use of the liquor license. The intended use is still the same, we intend to host parties, weddings, graduations, meetings and more. During this COVID-19 uncertain times we do plan on offer food to-go/delivery once our renovations of the kitchen are complete. Please let me know if you have any questions. Thank you!

Sincerely,

A handwritten signature in black ink, appearing to read "Amanda Adams", with a long horizontal flourish extending to the right.

Amanda Adams
605-721-9229

04/21/2020

Opportunities:

MRH Services who is currently managing the convention center recruited the sales staff member that was responsible for the success for selling the convention center when the convention center was built in the first 5 years. Her knowledge and experience will help re-establish the convention center reputation. The renovations outside the kitchen will help sell the convention center and could lead to additional services other than meetings. MRH Services has found that Summerset is lacking a sit down restaurants other than 1-2 that are currently in operation. While this hasn't been defined as of yet, opportunities do exist. Elk Creek Steak House has recently been under ownership changes and with that, we feel the opportunity exists that the convention center could host entertainment on certain nights such as bands, entertainment, comedy shows, festivals, craft shows and/or trade shows.

Target Marketing:

State Associations (state training/ seminars)

Local Corporate (Jobs fairs/Christmas Parties)

Religious Events (Host speakers/Seminars/ Brunches)

Weddings (Wedding packages)

Auctions Business (hosting a venue to do auctions)

Trade Show (Gun show/Craft shows/Festivals)

Client FAM Visits (open house)

Community Events (community rummages sale/ Car shows/ motorcycle shows/Fundraising events)

Conclusion:

With the sale of the hotel (Ramada) and the convention center now operating on its own, we feel the liquor license is a need component to have in order to compete with other venues. The partnering up with the area's most reputable caterer (Angels Catering) and having MRH Services as operations, we believe the Convention Center will breathe new life and the investment to upgrade it will make it the place to meet.

Summerset Convention/Reception Hall

Marketing Plan/ Restructuring Plan

History:

The Ramada Convention Center was built in 2001 and was part of the Ramada Hotel located at Exit 48 In Summerset SD. In the first 10 years, the center developed itself as the leading wedding reception center in the Black Hills. In 2013, the Ramada was bought out by Dr. Jenter of Sturgis SD and a new manager was put in place at the Ramada along with a sales director to sell the reception center and the hotel. The reception center did well for about 4 years but lost its competitive edge with many of the new venues that were developed in the Black Hills to host weddings. The management at the time decided to do away with the director of sales and in doing so, lost direction of the functionality and profit margins of the reception center. The last 2 years, the convention center was not marketed or used to its potential.

In December 2019 Dr. Jenter hired MRH Services LLC, a consulting company out of Rapid City to consult with management and market both the hotel and the convention center to be listed for sale. In January, we received a offer for the hotel to be bought and we applied to have a liquor licenses in January to replace "Convention Center" liquor licenses that is currently in place. This was denied due to the fact that the general manager in place did not communicate this to the city as to the reason we were applying for the liquor license. February 1st, MRH Services took control of the management of the hotel.

Current Status:

The Ramada hotel went under contract just recently with an expected closing date in late March and the new owner did not express interest in the convention center. MRH Services LLC who was hired by owner Dr. Jenter immediately took control of the convention center and has teamed up with Angels Catering out of Rapid City to be the exclusive caterer for the convention center. MRH Services concluded that this was the biggest challenges for the convention center and to team up with a reputable caterer that has been in the business for over 24 years would solve many of the issues dealing with contracting and soliciting wedding, meetings, entertainment and community events. Angels Catering would be responsible for the food portion and all other operations would be overseen by the owner, management and staff.

Future:

Based upon the approval of the current application for the applied liquor license to be used solely for the convention center, we will begin a major renovation to the kitchen to make it more commercially usable in order to host weddings and events that will conducive for food preparation. Along with the new owners of the hotel, we will work in conjunction to sell the convention center and rooms at the hotel. Angels catering will begin to market and selling the convention center at many bridal show, city events and commercial catering events that they host at. We have media such as TV commercials, social media and print ads which would start in April.

Angels Catering

Angel Adams (Introduction)

As of August 2020, we have been in business for 24 years. I am 49 years old, my wife is 37 and we are both the chefs of our catering company. We have 7 employees during the winter and about 19 during the summer. I have 4 children, Brooklyn 28, Cierra 23, Nicklaus 22 and Jaxxon 4 1/2 that Amanda and I share together who is currently in private school. My wife and I have worked at Stagestop Receptions for about 75-100 different events over the past years. We are very familiar with this property.

I was raised in Denver and New Mexico. I got my passion for cooking from my Grandma who is a famous chef in New Mexico. I also attended culinary school in Denver. I have opened 28 restaurants (six locally) all are still open, except 2. We have had our catering business for 24 years. We have an amazing fan base of customers and following, our menu is on point for catering and for this facility. We would be a great fit for Stagestop Receptions. I am a hustler and one heck of a salesman I know I can make this work, if given the opportunity, sir! We look forward to working with you! Thank you for your time.

Angel Adams

605-721-9929

*Angel's Catering
& Receptions*



*Angel's Catering
& Receptions*



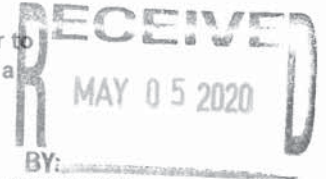
COMMUNITY PLANNING & DEVELOPMENT SERVICES

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.

RECEIVED
MAY 05 2020
BY:

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 BHM meade Cty, SD
Lots 14 and 15 High Meadows Sub. Located w/2 NE 1/4 SE 1/4 S36 T3N R6E

PROPOSED Lot line Adjustment

LOCATION SE 1/4 S27 T3N R6E B.H.M. Meade Cty, SD

Size of Site-Acres 5.5 Square Footage _____ Proposed Zoning Residential

DESCRIPTION OF REQUEST:

Lot line adjustment to create lot 14R+15R of High Meadows Sub

Utilities: Private / Public _____
Water Public
Sewer Private

APPLICANT

Name Paul V. Wilson Phone 605-787-6432
Address 1107 N. High Meadows Dr. E-mail pandbmeadows@tntmail.com
City, State, Zip Black Hawk, SD 57718-9010 Signature _____ Date _____
PROJECT PLANNER - AGENT

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

OWNER OF RECORD (If different from applicant)

Name Bas Line Surveying Phone 605-490-1401
Address 2305 Junction Ave E-mail baseline7719@gmail.com
City, State, Zip Sturgis, SD 57785

Paul V. Wilson May 1, 2020
Property Owner Signature Date
Paul V. Wilson May 1, 2020
Signature Date
Print Name: _____ Title*: _____
Signature Date
Print Name: _____ Title*: _____

*required for Corporations, Partnerships, etc.

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

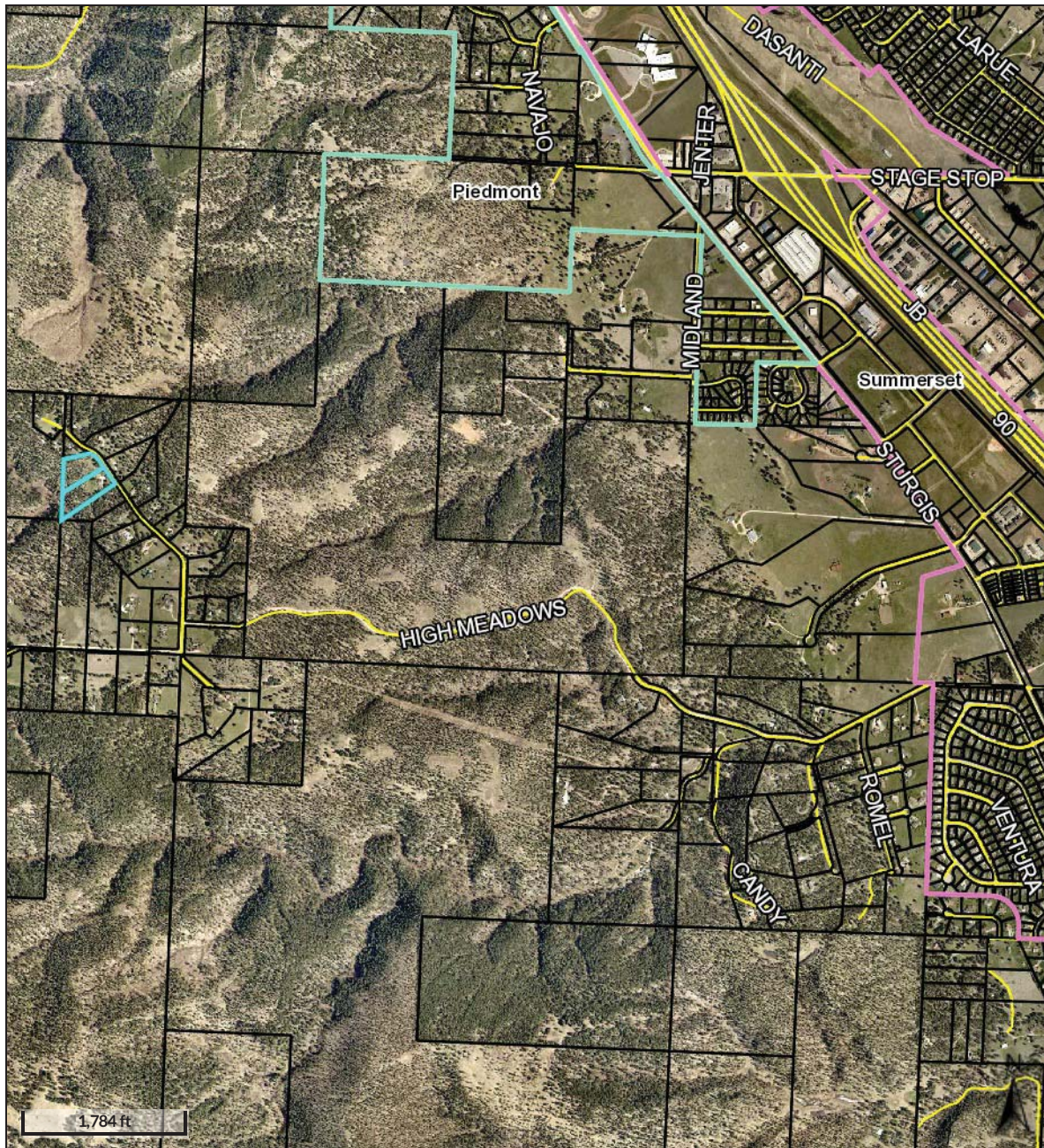
FOR STAFF USE ONLY

- 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: 5/5/20



Overview



Legend

-  Parcels 2020
-  Roads
-  Box Elder City Limi
-  Sturgis City Limits
-  Summerset City Limits
-  Buffalo Chip City Limits
-  Faith City Limits
-  Piedmont City Limi

Date created: 4/30/2020
Last Data Uploaded: 4/29/2020 9:59:24 PM

Developed by  **Schneider**
GEOSPATIAL

BLACKACRE SUBDIVISION

LOT 14R
61,211 SQ. FT.
1.405 ACRES ±

LOT 14
N 65°08'14" E
439.11'

LOT 15R
180,323 SQ. FT.
4.140 ACRES ±

LOT 15
N 54°45'23" E
693.76'

NORTH HIGH MEADOWS DRIVE
(50' R.O.W.)
N 33°53'14" W 60.96'
N 34°02'06" W 210.34'

PREVIOUSLY
DEDICATED PUBLIC
RIGHT-OF-WAY

S 02°08'22" W
219.68'

S 02°08'22" W
136.77'

1/16 LINE

S 02°08'30" W
304.16'

1/16 LINE

W1/2W1/2
SE1/4SE1/4

LOT 16

LOT 17

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	233.67'	123.37'	121.94'	N 49°07'14" W	30°15'00"

SURVEYOR'S NOTES

1) Utility & Minor Drainage Easements:
An eight foot (8') wide utility and minor drainage easement is hereby granted on the interior side of all lot lines. Removal or modification of any obstruction or impediment to such an easement shall be the financial responsibility of Landowners.



BLACKACRE SUBDIVISION

LOT 14R
 61,211 SQ. FT.
 1.405 ACRES ±

LOT 14
 N 65°08'14" E
 439.11'

LOT 15R
 180,323 SQ. FT.
 4.140 ACRES ±

LOT 15

N 54°45'23" E
 693.76'

N 33°53'14" W
 60.96'

NORTH HIGH MEADOWS DRIVE
 (50' R.O.W.)
 N 34°02'06" W
 210.34'

LOT 10

S 02°08'22" W
 219.66'

S 02°08'22" W
 136.77'

1/16 LINE

S 02°08'30" W
 304.16'

25' TO FENCE

GARDEN

SEPTIC TANK (S)

HOUSE

SHOP

OLD LOT LINE

PREVIOUSLY DEDICATED PUBLIC RIGHT-OF-WAY

LOT 16

1/16 LINE

LOT 17

W1/2W1/2
 SE1/4SE1/4

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	233.67'	123.37'	121.94'	N 49°07'14" W	30°15'00"

SURVEYOR'S NOTES

1) Utility & Minor Drainage Easements:
 An eight foot (8') wide utility and minor drainage easement is hereby granted on the interior side of all lot lines. Removal or modification of any obstruction or impediment to such an easement shall be the financial responsibility of Landowners.



Final Plat Review

Lot 14R and Lot 15R of High Meadows Subdivision,
Formerly Lots 14 and 15 of High Meadows Subdivision,
Located in the W1/2 of the NE1/4 of the SE1/4 of Section 36,
Township 3 North, Range 6 East, Black Hills Meridian, Meade County, South Dakota

General Information:

Baseline Surveying Job # 19-226

Parcel Acreage 5.545 acres

Location High Meadows Subdivision Meade Co. SD

Date of Application

Reviewed By: **Gary Anderson, LS, HDR Engineering, Inc.**

Purpose: Adjust the lot line

Access and Utilities: Same as before

Fire Protection: Same as before

Drainage: Same as before

Final Plat Review:

Plat meets the requirements

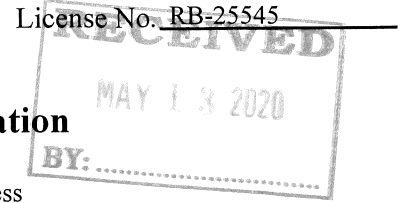


Gary Anderson, LS 12000



Date Received 5/13/20
Date Issued _____

2020-2021



Uniform Alcoholic Beverage License Application

A. Owner Name and Mailing Address

THE PIT STOP LLC
8034 STAGESTOP ROAD
SUMMERSET, SD 57718

B. Business Name and Address

Lic # RB-25545
THE PIT STOP LLC
8034 STAGESTOP ROAD
SUMMERSET, SD 57718

Owner's Telephone#: 605 787-9255

Business Telephone #: (605) 791-3301 787-9255

C. Indicate the class of license being applied for (submit separate application for each class of license).

- Retail (on-sale) Liquor
- Retail (on-sale) Liquor - Restaurant
- Convention Center (on-sale) Liquor
- Package (off-sale) Liquor
- Retail (on-off sale) Wine and Cider
- Retail (on-off sale) Malt Beverage & SD Farm Wine
- Package Delivery
- Hunting Preserve
- Other _____

Place of business is located in a municipality? Yes [] No

County: Meade

Do you own or lease [] this property? (Check one)

Are real property taxes paid to date? Yes [] No

D. Legal description of licensed premise:

OC. 60.02R
Lot 2R
23-3-6

Is this License in active use? Yes [] No

Have you ever been convicted of a felony? [] Yes [] No

Do you or any officers, directors, partners, or stockholders hold any other alcohol retail, manufacturing, or wholesaler licenses?
 Yes [] No **If Yes, please list on the back page**

E. State Sales Tax Number: 1022-9364-ST

F. New license? _____ Transfer? (\$150) _____ Re-issuance?

G. CERTIFICATE: The undersigned applicant certifies under the penalties of perjury that all statements herein are true and correct; that the said applicant complies with all of the statutory requirements for the class of license being applied for and in addition agrees to permit agents of the Department of Revenue access to the licensed premises and records as provided in SDCL 35-2-2.1, and agrees this application shall constitute a contract between applicant and the State of South Dakota entitling the same or any peace officers to inspect the premises, books and records at any time for the purpose of enforcing the provisions of Title 35 SDCL, as amended.

Date 5-5-2020 Print Name Marlene Kuubon Signature Marlene Kuubon

H. APPROVAL OF LOCAL GOVERNING BODY- Notice of hearing was published _____ . Public hearing on the application was held _____, not less than SEVEN (7) days after official publication. The governing body by majority vote recommends the approval and granting of this license and certifies that requirements as to location and suitability of premises and applicant have been reviewed and conform to the requirements of local and South Dakota law.

Renewal - no public hearing held
Amount of fee collected with application \$ _____
Amount of fee retained \$ _____
Forwarded with application \$ _____

For Local Government Use

Transferred (State Use)

(Seal) _____
Mayor or Chairman

From _____
Sales tax approval _____ Date _____

If disapproved, endorse reason thereon and return to applicant STATE LIQUOR AUTHORITY: APPROVAL _____ REVIEW _____

Date Received _____
Date Issued _____

2020-2021

License No. RB-25544

RECEIVED
MAY 14 2020

Uniform Alcoholic Beverage License Application

A. Owner Name and Mailing Address

DOLGEN MIDWEST, LLC
100 MISSION RDG
GOODLETTSVILLE, TN 37072-2171

Owner's Telephone#: (5086) (615) 855-4000

B. Business Name and Address

Lic # RB-25544
DOLLAR GENERAL STORE # 18299
12000 STURGIS RD
SUMMERSET, SD 57718

Business Telephone #: (615) 855-4000 ext. 5086

C. Indicate the class of license being applied for (submit separate application for each class of license).

- Retail (on-sale) Liquor
- Retail (on-sale) Liquor - Restaurant
- Convention Center (on-sale) Liquor
- Package (off-sale) Liquor
- Retail (on-off sale) Wine and Cider
- Retail (on-off sale) Malt Beverage & SD Farm Wine
- Package Delivery
- Hunting Preserve
- Other _____

Place of business is located in a municipality? Yes No

County: Meade

Do you own or lease this property? (Check one)

Are real property taxes paid to date? Yes No

D. Legal description of licensed premise:

Lot C of tract 1A of Sionx land
Estate subdivision

Is this License in active use? Yes No

Have you ever been convicted of a felony? Yes No

Do you or any officers, directors, partners, or stockholders hold any other alcohol retail, manufacturing, or wholesaler licenses?
 Yes No **If Yes, please list on the back page**

E. State Sales Tax Number: 1032-2660-STC

F. New license? Transfer? (\$150) Re-issuance?

G. CERTIFICATE The undersigned applicant certifies under the penalties of perjury that all statements herein are true and correct; that the said applicant complies with all of the statutory requirements for the class of license being applied for and in addition agrees to permit agents of the Department of Revenue access to the licensed premises and records as provided in SDCL 35-2-2.1, and agrees this application shall constitute a contract between applicant and the State of South Dakota entitling the same or any peace officers to inspect the premises, books and records at any time for the purpose of enforcing the provisions of Title 35 SDCL, as amended.

Date 5/18/2020 Print Name JASON REISER Signature 

H. APPROVAL OF LOCAL GOVERNING BODY- Notice of hearing was published _____ . Public hearing on the application was held _____, not less than SEVEN (7) days after official publication. The governing body by majority vote recommends the approval and granting of this license and certifies that requirements as to location and suitability of premises and applicant have been reviewed and conform to the requirements of local and South Dakota law.

Renewal - no public hearing held
Amount of fee collected with application \$ _____
Amount of fee retained \$ _____
Forwarded with application \$ _____

For Local Government Use

Transferred (State Use)

(Seal) _____
Mayor or Chairman

From _____
Sales tax approval _____ Date _____

If disapproved, endorse reason thereon and return to applicant STATE LIQUOR AUTHORITY: APPROVAL _____ REVIEW _____

Please complete reverse side

**CITY OF SUMMERSET
RESOLUTION 2020-04
MALT BEVERAGE LICENSE RENEWAL RESOLUTION**

WHEREAS, the City of Summerset, Meade County, a South Dakota municipal corporation having the authority to enforce all statutes and ordinances within its corporate boundaries, and to pass resolutions regarding legal issues concerning the municipality;

AND WHEREAS, The City of Summerset Council of Commissioners has duly reviewed and examined renewal applications in a Regular Meeting held on May 7, 2020 and May 21, 2020;

NOW THEREFORE, BE IT RESOLVED by the City of Summerset Council of Commissioners that the following licenses be approved and renewed for the 2020-2021 license year:

Retail On-Off Sale Malt Beverage and SD Farm Wine License # RB-25546 with Sunday Service, TFH Inc., dba Hagggar's Grocery, 8031 Stagestop Road, Lot 2R of Tract 1R of Siouxland Estates, NW ½ of Sec 25, T3N, R6E, BHM, Summerset, Meade County, South Dakota.

Retail On-Off Sale Malt Beverage and SD Farm Wine License #RB-2318 with Sunday Service and eight video lottery machines, MG Oil Company, dba Happy Jacks - Summerset, 8076 Stagestop Road, Lot SC4 and SC5 Siouxland Estates, Sec 23, T3N, R6E, BHM, Summerset, Meade County, South Dakota.

Retail On-Off Sale Malt Beverage and SD Farm Wine License #RB-18919 with Sunday Service and ten video lottery machines, MG Oil Company, dba Happy Jacks – Summerset 2, 8074 Stagestop Road, LotSC4 and SC5, Siouxland Estates, Sec 23, T3N, R6E, BHM, Summerset, Meade County, South Dakota.

Retail On-Off Sale Malt Beverage and SD Farm Wine License #RB-25545 with Sunday Service and eight video lottery machines, The Pit Stop LLC, 8034 Stagestop Road, OC.60.02R, Lot 2R. 23-3-6.

Retail On-Off Sale Malt Beverage and SD Farm Wine License #RB-25543 with Sunday Service, JR's Rhodehouse BBQ Pit, 7201 Infinity Drive, Summerset, SD 57718, OC.68.04, Infinity Business Park, Sub Lot 4.

Retail On-Off Sale Malt Beverage and SD Farm Wine License #R25544 with Sunday Service, Dolgen Midwest LLC 100 Mission Ridge, Goodlettsville TN 37072. DBA Dollar General-12000 Sturgis Road, Summerset, SD 57718, OC.55.1R.0C, Sioux Land Estates Sub Lot C of Tract 1R.

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the Department of Revenue and Regulation, Special Tax Division along with the applications and fees for the 2020-2021 license term.

Dated this 21st day of May 2020.

(SEAL)
ATTEST:

Debbie Muzio
Finance Officer

Bryce Lutz
Mayor