



City of Summerset
Planning & Zoning Meeting
Agenda

7055 Leisure Lane
Summerset, SD 57718
(605)718-9858

Date: March 10th, 2026 @ 6:00 p.m.

1) Call the Meeting to Order

2) Roll call

Hirsch, Kenrick, Bjorum, Martin and Oldfield

3) Call for Changes

a) Approval of the Agenda of the regular meeting for March 10th, 2026, as presented or amended.

4) Consent Calendar

a) **Approval of the Minutes**

Approval of the Minutes of the regular meeting held on February 23rd, 2026, as presented or amended.

5) Bur Oaks Estates Preliminary/Final Plat – David Rath

a) Open Discussion

b) Close Discussion

c) Motion – Recommendation to the Board of Commissioners

6) Adjournment

*ADA Compliance: The City of Summerset fully subscribes to the provisions of the Americans with Disabilities Act. If you desire to attend this public meeting and are in need of special accommodations, please notify the City Finance Officer at least 24 hours prior to the meeting. Notification can be done in person, by phone, or by email as listed below.

- Phone: (605)718-2164
- Email: lschieffer@summerset.us

City of Summerset is inviting you to a scheduled Zoom meeting.

Topic: City of Summerset's Zoom Meeting

Time: Mar 10, 2026 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86952953391?pwd=N0e6vRcQZSnQL7ap8nBaX2PcYq64BJ.1>

Meeting ID: 869 5295 3391

Passcode: 554153

OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, February 23rd, 2026 @ 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, Brittni Bjorum, Casey Kenrick, and Mike Martin were present. Also present was City Administrator Lisa Schieffer.

Swearing in of Planning Board Members

- a) Swearing in of Brittni Bjorum for a three-year term
- b) Swearing in of Mike Martin for a three-year term
- c) Swearing in of David Brenneman as alternate for a one-year term

The record will show that David Brenneman is present for roll call.

Election of Chairman/Vice Chairman of Planning and Zoning

Motion by Kenrick, second by Bjorum to elect Brody Oldfield as Chairman. Motion passed.

Motion by Hirsch, second by Bjorum to elect Casey Kenrick as Vice-Chairman. Motion passed.

Call for Changes: Motion by Kenrick, second by Hirsch to approve the agenda of the meeting for February 23rd, 2026. Motion carried.

Consent Calendar: Motion by Kenrick, second by Martin to approve the minutes of the regular meeting of December 23rd, 2025. Motion carried.

Work Session/Summerset Comprehensive Plan – Kailey Snyder.

Present for the working session was:

Brenna Block – Cornerstone Consulting/City of Summerset

Sam Greer – Executive Director of Black Hills Trails

Jake Clement – Representative from the Rapid City 51-4 School District

Anthony Kayl – Public Works Director/Parks

Summerset Parks and Recreation Board – none present.

Meade 46-1 School District – no representative present.

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

Brenna Block initiated the session with discussion on economic development in the Summerset area and results from a study of what citizens wanted in this area. Block described some of the setbacks and triumphs in the area and the struggles with high land values to get retail/restaurants to come into Summerset. Block also visited about the housing in Summerset and the median price of homes in comparison to workforce housing & affordable housing.

Sam Greer discussed the recreational aspect of having great hiking trails that bring tourism into the area. Greer explained some history on the trails that have been incorporated around the Sturgis area, and it attracts a lot of hikers and biking enthusiasts.

Jake Clement discussed enrollment and budgets as it pertains to the Rapid City School System. Discussion was had on the split school district in Summerset with half being in Meade 46-1 and the other half being in Rapid City 51-4.

Anthony Kayl discussed infrastructure within the city and the need for updated equipment in our parks. Summerset currently has three parks, and the city has applied for grant funding to update equipment on the

same. Kayl, in discussing the parks, would like to find a way to have connectivity to all the parks so it could be a hard surface walking path that could be ADA compliant so everyone could use the shared path.

Kailey Snyder wrapped up the session with closing remarks. Motion by Bjorum, second by Kenrick to close discussion. Motion carried.

ADJOURNMENT

Motion by Bjorum, second by Hirsch to adjourn the meeting at 7:01 p.m. Motion carried.

Lisa Schieffer, City Administrator

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 > Both
 - Final Plat # 1,840 ±
 - 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 NW 1/4 SW 1/4 of Section 36, T3N, R6E, BHM, Meade County		
PROPOSED Lot 1 and Lot 2 of Bur Oaks Estates		
LOCATION # 15.36.32		
Size of Site—Acres 40 acres	Square Footage	Proposed Zoning
DESCRIPTION OF REQUEST: To plat two (2) twenty acre parcels of land		Utilities: Private / Public
		Water
		Sewer

APPLICANT

Name Bur Oaks LLC / David Rath Phone [REDACTED]
 Address 3456 Joseph Court E-mail [REDACTED]
 City, State, Zip Sturgis, SD 57785 Signature [Signature] Date _____

PROJECT PLANNER - AGENT

Name Baseline Surveying Inc / Shannon Visknetz, RLS Phone [REDACTED]
 Address 2305 Junction Avenue E-mail [REDACTED]
 City, State, Zip Sturgis, SD 57785 Signature [Signature] Date _____

OWNER OF RECORD (If different from applicant)

Name David Rath Phone _____
 Address 3456 Joseph Ct. E-mail _____
 City, State, Zip Sturgis, SD, 57785
[Signature] 11-29-25

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
- SD DOT
- SD DENR
- Auditor - Annexation
- Drainage
- Parks & Recreation
- Diamond D Water
- Black Hills Water
- Quaal Road District
- Other: _____
- Other: _____
- Other: _____
- Other: _____
-

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

Payment Type: Cash Check Credit Card

**PRELIMINARY PLAT OF
LOT 1 AND LOT 2 OF BUR OAKS ESTATES.**
(Formerly the NW1/4SW1/4 of Section 86)
All Located in NW1/4SW1/4 Township 3 North, Range 6 East,
Black Hills Meridian, Meade County, South Dakota.

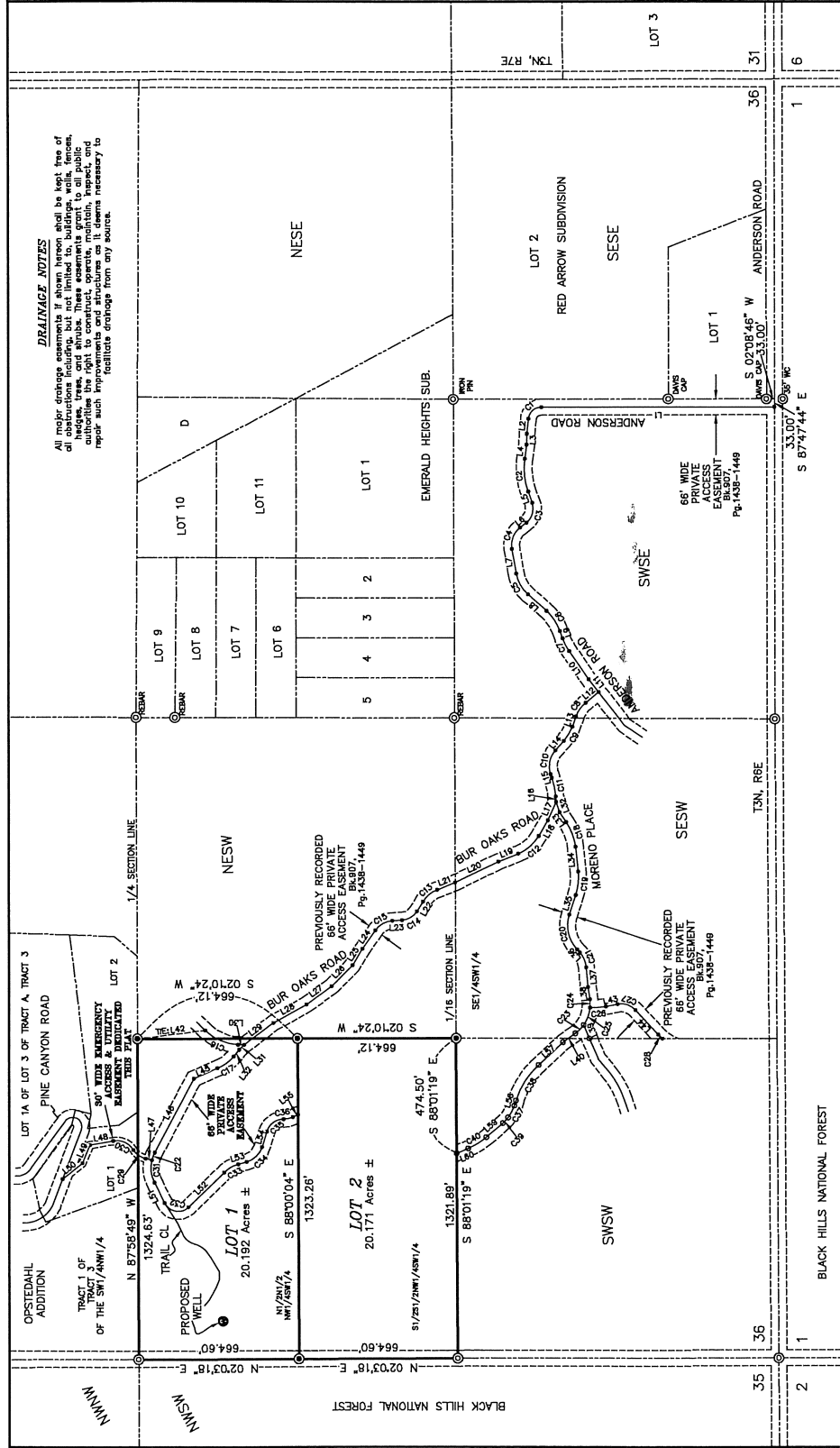


SCALE: 1" = 300 FEET
FEDERATED CO. INC.

- LEGEND**
- ⊙ Found or Set 5/8" Brass with Cap Marked "VASKNETZ RLS 7719".
 - ⊙ Found U.S.C.S. "X" Aluminum Cap Measurement Unless Otherwise Noted.
 - Bearing and Distance Break, Nothing Set or Found.
 - (R) Denotes Measurements Previously Recorded.
 - (M) Denotes Measurements Per this Survey.

SURVEYOR'S NOTES

- 1) Recorded Information: 2500, Plat Book 8 at Page 57, Plat Book 8 at Page 58, Plat Book 8 at Page 115, Plat Book 10 at Page 65, Plat Book 113 as recorded with the Meade County Register of Deeds Office, Sturgis, South Dakota.
- 2) Utility & Minor Discharge Easements: 8' Wide on the interior side of all lot lines.
- 3) Building Setbacks: Per Meade County Ordinance 22, Building Setbacks for Lot 1, 8' - All Other Lot Lines and 25' from all Right-Of-Way Lines.
- 4) Bath of Baseline within Creditable North Determined from Global Positioning System (GPS).
- 5) Per FEMA Map Panel 48093C 1900F, Located in Black Hills National Forest, Flood Hazard, Zone D, Effective Date 09/16/2011.
- 6) Geo technical report is required to be completed before a building permit will be issued.



DRAINAGE NOTES
All water drainage easements if 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 utilities, and other persons, the right to install, maintain, and repair such improvements and structures as it deems necessary to facilitate drainage from any source.

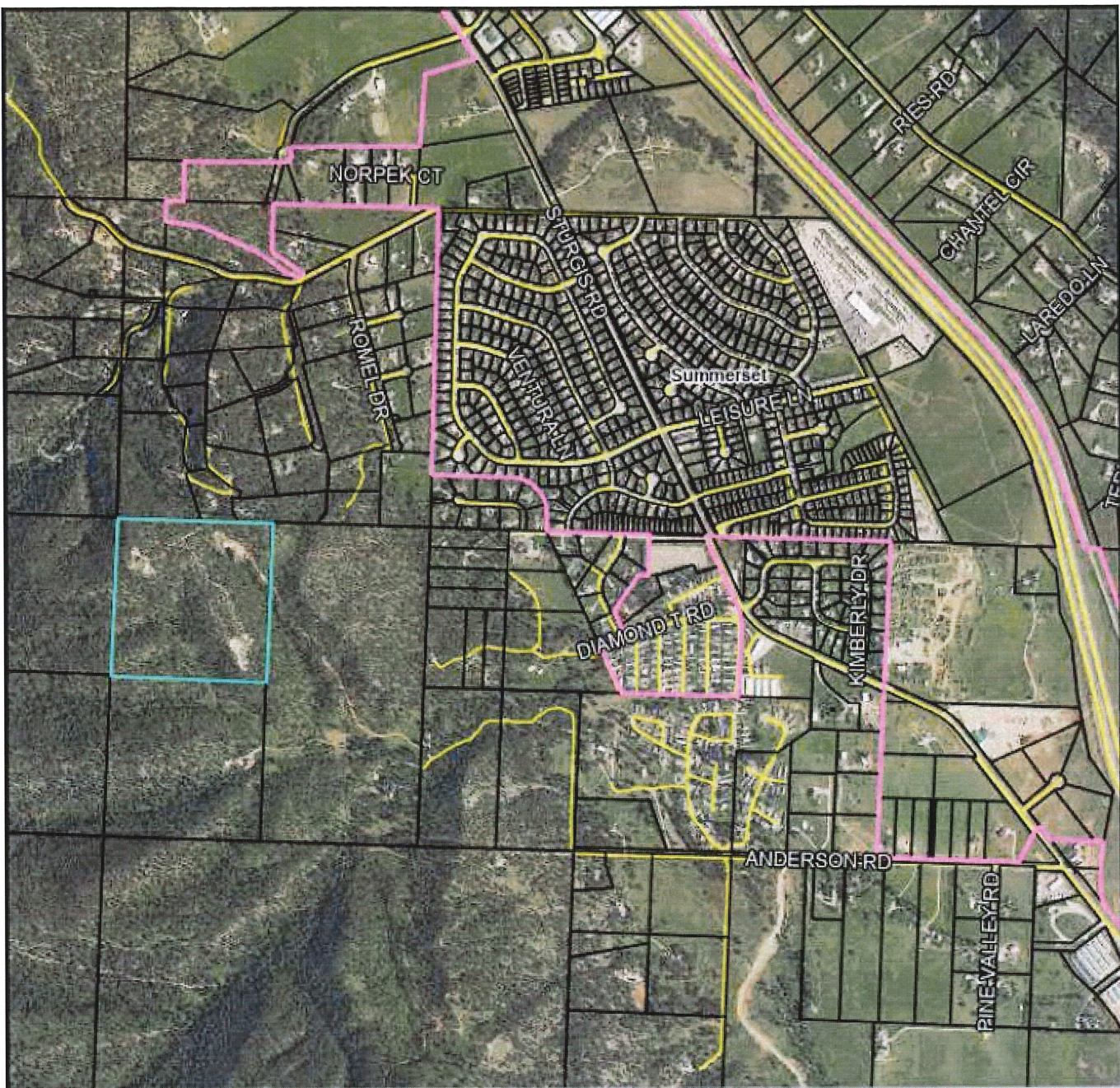
Registered Land Surveyor No. 7719
Sharon E. Vasknetz

PREPARED BY: BASELINE SURVEYING, INC., 2205
JUNCTION ROAD, STURGIS, S.D. 57780
PHONE: 605.480.1400
FAX: 605.480.1401
EMAIL: baseline@sturgisurveying.com
JOB NO. 21-081

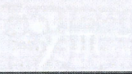
**PRELIMINARY PLAT OF
LOT 1 AND LOT 2 OF BUR OAKS ESTATES.**
(Formerly the NW1/4SW1/4 of Section 36)
All Located in NW1/4SW1/4 Township 3 North, Range 6 East,
Black Hills Meridian, Meade County, South Dakota.

**66' WIDE PRIVATE
ACCESS EASEMENT LINE
AND CURVE TABLE**

LINE	BEARINGS	DISTANCE	CHORD	LENGTH	CHORD BEARINGS	DELTA ANGLE
L1	N 81°55'03" W	82.89	71.49	136.20	S 86°09'22" W	65°44'03"
L2	N 85°52'45" W	44.90	94.31	100.10	S 65°43'36" W	61°57'31"
L3	N 80°28'11" W	58.61	148.78	148.78	S 80°28'11" W	58.61
L4	S 72°46'54" W	49.24	94.31	100.10	S 65°43'36" W	61°57'31"
L5	N 85°50'30" W	33.69	66.38	72.92	S 85°50'30" W	33.69
L6	S 43°55'26" W	101.84	198.51	200.00	S 43°55'26" W	101.84
L7	S 72°46'42" W	31.71	63.42	69.88	S 72°46'42" W	31.71
L8	S 57°46'21" W	141.35	282.70	282.70	S 57°46'21" W	141.35
L9	S 59°55'35" W	67.14	134.28	145.92	S 59°55'35" W	67.14
L10	N 37°08'21" W	89.92	179.84	199.76	N 37°08'21" W	89.92
L11	N 46°00'26" W	53.13	106.26	116.28	N 46°00'26" W	53.13
L12	S 73°02'31" W	15.55	31.10	33.72	S 73°02'31" W	15.55
L13	S 88°13'01" W	22.33	44.66	48.88	S 88°13'01" W	22.33
L14	N 67°29'45" W	82.93	165.86	182.93	N 67°29'45" W	82.93
L15	N 97°22'46" W	56.24	112.48	122.48	N 97°22'46" W	56.24
L16	N 81°55'03" W	82.89	165.78	178.67	N 81°55'03" W	82.89
L17	N 85°52'45" W	44.90	89.80	97.22	N 85°52'45" W	44.90
L18	N 80°28'11" W	58.61	117.22	127.22	N 80°28'11" W	58.61
L19	S 72°46'54" W	49.24	98.48	107.48	S 72°46'54" W	49.24
L20	N 85°50'30" W	33.69	67.38	72.92	N 85°50'30" W	33.69
L21	S 43°55'26" W	101.84	203.68	200.00	S 43°55'26" W	101.84
L22	S 72°46'42" W	31.71	63.42	69.88	S 72°46'42" W	31.71
L23	S 57°46'21" W	141.35	282.70	282.70	S 57°46'21" W	141.35
L24	S 59°55'35" W	67.14	134.28	145.92	S 59°55'35" W	67.14
L25	N 37°08'21" W	89.92	179.84	199.76	N 37°08'21" W	89.92
L26	N 46°00'26" W	53.13	106.26	116.28	N 46°00'26" W	53.13
L27	S 73°02'31" W	15.55	31.10	33.72	S 73°02'31" W	15.55
L28	S 88°13'01" W	22.33	44.66	48.88	S 88°13'01" W	22.33
L29	N 67°29'45" W	82.93	165.86	182.93	N 67°29'45" W	82.93
L30	N 97°22'46" W	56.24	112.48	122.48	N 97°22'46" W	56.24
L31	N 81°55'03" W	82.89	165.78	178.67	N 81°55'03" W	82.89
L32	N 85°52'45" W	44.90	89.80	97.22	N 85°52'45" W	44.90
L33	N 80°28'11" W	58.61	117.22	127.22	N 80°28'11" W	58.61
L34	S 72°46'54" W	49.24	98.48	107.48	S 72°46'54" W	49.24
L35	N 85°50'30" W	33.69	67.38	72.92	N 85°50'30" W	33.69
L36	S 43°55'26" W	101.84	203.68	200.00	S 43°55'26" W	101.84
L37	S 72°46'42" W	31.71	63.42	69.88	S 72°46'42" W	31.71
L38	S 57°46'21" W	141.35	282.70	282.70	S 57°46'21" W	141.35
L39	S 59°55'35" W	67.14	134.28	145.92	S 59°55'35" W	67.14
L40	N 37°08'21" W	89.92	179.84	199.76	N 37°08'21" W	89.92
L41	N 46°00'26" W	53.13	106.26	116.28	N 46°00'26" W	53.13
L42	S 73°02'31" W	15.55	31.10	33.72	S 73°02'31" W	15.55
L43	S 88°13'01" W	22.33	44.66	48.88	S 88°13'01" W	22.33
L44	N 67°29'45" W	82.93	165.86	182.93	N 67°29'45" W	82.93
L45	N 97°22'46" W	56.24	112.48	122.48	N 97°22'46" W	56.24
L46	N 81°55'03" W	82.89	165.78	178.67	N 81°55'03" W	82.89
L47	N 85°52'45" W	44.90	89.80	97.22	N 85°52'45" W	44.90
L48	N 80°28'11" W	58.61	117.22	127.22	N 80°28'11" W	58.61
L49	S 72°46'54" W	49.24	98.48	107.48	S 72°46'54" W	49.24
L50	N 85°50'30" W	33.69	67.38	72.92	N 85°50'30" W	33.69
L51	S 43°55'26" W	101.84	203.68	200.00	S 43°55'26" W	101.84
L52	S 72°46'42" W	31.71	63.42	69.88	S 72°46'42" W	31.71
L53	S 57°46'21" W	141.35	282.70	282.70	S 57°46'21" W	141.35
L54	S 59°55'35" W	67.14	134.28	145.92	S 59°55'35" W	67.14
L55	N 37°08'21" W	89.92	179.84	199.76	N 37°08'21" W	89.92
L56	N 46°00'26" W	53.13	106.26	116.28	N 46°00'26" W	53.13
L57	S 73°02'31" W	15.55	31.10	33.72	S 73°02'31" W	15.55
L58	S 88°13'01" W	22.33	44.66	48.88	S 88°13'01" W	22.33
L59	N 67°29'45" W	82.93	165.86	182.93	N 67°29'45" W	82.93
L60	N 97°22'46" W	56.24	112.48	122.48	N 97°22'46" W	56.24
L61	N 81°55'03" W	82.89	165.78	178.67	N 81°55'03" W	82.89
L62	N 85°52'45" W	44.90	89.80	97.22	N 85°52'45" W	44.90
L63	N 80°28'11" W	58.61	117.22	127.22	N 80°28'11" W	58.61
L64	S 72°46'54" W	49.24	98.48	107.48	S 72°46'54" W	49.24
L65	N 85°50'30" W	33.69	67.38	72.92	N 85°50'30" W	33.69
L66	S 43°55'26" W	101.84	203.68	200.00	S 43°55'26" W	101.84
L67	S 72°46'42" W	31.71	63.42	69.88	S 72°46'42" W	31.71
L68	S 57°46'21" W	141.35	282.70	282.70	S 57°46'21" W	141.35
L69	S 59°55'35" W	67.14	134.28	145.92	S 59°55'35" W	67.14
L70	N 37°08'21" W	89.92	179.84	199.76	N 37°08'21" W	89.92
L71	N 46°00'26" W	53.13	106.26	116.28	N 46°00'26" W	53.13
L72	S 73°02'31" W	15.55	31.10	33.72	S 73°02'31" W	15.55
L73	S 88°13'01" W	22.33	44.66	48.88	S 88°13'01" W	22.33
L74	N 67°29'45" W	82.93	165.86	182.93	N 67°29'45" W	82.93
L75	N 97°22'46" W	56.24	112.48	122.48	N 97°22'46" W	56.24
L76	N 81°55'03" W	82.89	165.78	178.67	N 81°55'03" W	82.89
L77	N 85°52'45" W	44.90	89.80	97.22	N 85°52'45" W	44.90
L78	N 80°28'11" W	58.61	117.22	127.22	N 80°28'11" W	58.61
L79	S 72°46'54" W	49.24	98.48	107.48	S 72°46'54" W	49.24
L80	N 85°50'30" W	33.69	67.38	72.92	N 85°50'30" W	33.69
L81	S 43°55'26" W	101.84	203.68	200.00	S 43°55'26" W	101.84
L82	S 72°46'42" W	31.71	63.42	69.88	S 72°46'42" W	31.71
L83	S 57°46'21" W	141.35	282.70	282.70	S 57°46'21" W	141.35
L84	S 59°55'35" W	67.14	134.28	145.92	S 59°55'35" W	67.14
L85	N 37°08'21" W	89.92	179.84	199.76	N 37°08'21" W	89.92
L86	N 46°00'26" W	53.13	106.26	116.28	N 46°00'26" W	53.13
L87	S 73°02'31" W	15.55	31.10	33.72	S 73°02'31" W	15.55
L88	S 88°13'01" W	22.33	44.66	48.88	S 88°13'01" W	22.33
L89	N 67°29'45" W	82.93	165.86	182.93	N 67°29'45" W	82.93
L90	N 97°22'46" W	56.24	112.48	122.48	N 97°22'46" W	56.24
L91	N 81°55'03" W	82.89	165.78	178.67	N 81°55'03" W	82.89
L92	N 85°52'45" W	44.90	89.80	97.22	N 85°52'45" W	44.90
L93	N 80°28'11" W	58.61	117.22	127.22	N 80°28'11" W	58.61
L94	S 72°46'54" W	49.24	98.48	107.48	S 72°46'54" W	49.24
L95	N 85°50'30" W	33.69	67.38	72.92	N 85°50'30" W	33.69
L96	S 43°55'26" W	101.84	203.68	200.00	S 43°55'26" W	101.84
L97	S 72°46'42" W	31.71	63.42	69.88	S 72°46'42" W	31.71
L98	S 57°46'21" W	141.35	282.70	282.70	S 57°46'21" W	141.35
L99	S 59°55'35" W	67.14	134.28	145.92	S 59°55'35" W	67.14
L100	N 37°08'21" W	89.92	179.84	199.76	N 37°08'21" W	89.92
L101	N 46°00'26" W	53.13	106.26	116.28	N 46°00'26" W	53.13
L102	S 73°02'31" W	15.55	31.10	33.72	S 73°02'31" W	15.55
L103	S 88°13'01" W	22.33	44.66	48.88	S 88°13'01" W	22.33
L104	N 67°29'45" W	82.93	165.86	182.93	N 67°29'45" W	82.93
L105	N 97°22'46" W	56.24	112.48	122.48	N 97°22'46" W	56.24
L106	N 81°55'03" W	82.89	165.78	178.67	N 81°55'03" W	82.89
L107	N 85°52'45" W	44.90	89.80	97.22	N 85°52'45" W	44.90
L108	N 80°28'11" W	58.61	117.22	127.22	N 80°28'11" W	58.61
L109	S 72°46'54" W	49.24	98.48	107.48	S 72°46'54" W	49.24
L110	N 85°50'30" W	33.69	67.38	72.92	N 85°50'30" W	33.69
L111	S 43°55'26" W	101.84	203.68	200.00	S 43°55'26" W	101.84
L112	S 72°46'42" W	31.71	63.42	69.88	S 72°46'42" W	31.71
L113	S 57°46'21" W	141.35	282.70	282.70	S 57°46'21" W	141.35
L114	S 59°55'35" W	67.14	134.28	145.92	S 59°55'35" W	67.14
L115	N 37°08'21" W	89.92	179.84	199.76	N 37°08'21" W	89.92
L116	N 46°00'26" W	53.13	106.26	116.28	N 46°00'26" W	53.13
L117	S 73°02'31" W	15.55	31.10	33.72	S 73°02'31" W	15.55
L118	S 88°13'01" W	22.33	44.66	48.88	S 88°13'01" W	22.33
L119	N 67°29'45" W	82.93	165.86	182.93	N 67°29'45" W	82.93
L120	N 97°22'46" W	56.24	112.48	122.48	N 97°22'46" W	56.24
L121	N 81°55'03" W	82.89	165.78	178.67	N 81°55'03" W	82.89
L122	N 85°52'45" W	44.90	89.80	97.22	N 85°52'45" W	44.90
L123	N 80°28'11" W	58.61	117.22	127.22	N 80°28'11" W	58.61
L124	S 72°46'54" W	49.24	98.48	107.48	S 72°46'54" W	49.24
L125	N 85°50'30" W	33.69	67.38	72.92	N 85°50'30" W	33.69
L126	S 43°55'26" W	101.84	203.68	200.00	S 43°55'26" W	101.84
L127	S 72°46'42" W	31.71	63.42	69.88	S 72°46'42" W	31.71
L128	S 57°46'21" W	141.35	282.70	282.70	S 57°46'21" W	141.35
L129	S 59°55'35" W	67.14	134.28	145.92	S 59°55'35" W	67.14
L130	N 37°08'21" W	89.92	179.84	199.76	N 37°08'21" W	89.92
L131	N 46°00'26" W	53.13	106.26	116.28	N 46°00'26" W	53.13
L132	S 73°02'31" W	15.55	31.10	33.72	S 73°02'31" W	15.55
L133	S 88°13'01" W	22.33	44.66	48.88	S 88°13'01" W	22.33
L134	N 67°29'45" W	82.93	165.86	182.93	N 67°29'45" W	82.93
L135	N 97°22'46" W	56.24	112.48	122.48	N 97°22'46" W	56.24
L136	N 81°55'03" W	82.89	165.78	178.67	N 81°55'03" W	82.89
L137	N 85°52'45" W	44.90	89.80	97.22	N 85°52'45" W	44.90
L138	N 80°28'11" W	58.61	117.22	127.22	N 80°28'11" W	58.61
L139	S 72°46'54" W	49.24	98.48	107.48	S 72°46'54" W	49.24
L140	N 85°50'30" W	33.69	67.38	72.92	N 85°50'30" W	33.69
L141	S 43°55'26"					



Owner Address BUR OAKS LLC
3456 JOSEPH CT
STURGIS SD 57785



Lisa Schieffer

From: Tonya Vig <[REDACTED]>
Sent: Wednesday, February 4, 2026 4:32 PM
To: Lisa Schieffer
Subject: 40 Acre parcel

Lisa,

What parcel is it?

Meade County does not require geotechnical soil report of Low Density. It sounds like this is your requirement, I would be all right if there was a note of some sort be placed on the plat requiring this to be completed before a building permit could be issued.

5.1.4 Low density subdivisions shall be required to have the following: (9 to 40 acres)

5.1.4.1 28' wide gravel streets and roads with a dedicated ROW of 66' and a driving surface of not less than 24' with a gravel thickness of 6" minimum with 2' shoulders and other requirements of Ordinance 10. 12

5.1.4.2 Fire protection per Ordinance 33 requirements (If Applicable).

5.1.4.3 Order and place street signs on all platted streets and roads per Ordinance 10 which must be paid for by the developer.

5.1.4.4 Absorption fields or drainfields must meet the requirements of Ordinance 33.

Call to discuss.

Tonya Vig, CFM
Planning Director
Meade County
1300 Sherman St, Ste 222
Sturgis SD 57785



Plat Review

Lot 1 & Lot 2 Bur Oaks Estates

(Formerly the NW1/4 SW1/4 of Section 36) All located in the NW1/4 SW1/4 T3N, R6E, BHM, Meade County, SD

Prepared By: Shannon Vasknetz, Baseline Surveying, Inc.

Submitted On: Monday, November 24, 2025

Reviewed By: Lindsay Shagla, HDR Engineering, Inc.

Review Date: Monday, February 16, 2026

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

Includes a Scale & North Arrow

Comments

All Lot and Block Lines are illustrated

Comments

Bearing & Distances check

Comments **Lot bearings and distances close.**

Lot & Block numbering pattern is systematic (not scattered)

Comments

Areas of all Lots are identified in both square footage and acres

Comments

Lots meet lot width and area requirements

Comments

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

Comments **NA**

All Easements are identified & Include Dimensions

Double check bearing and distances for the access easement through Lot 1, something between C29 through L31 seems off, when drawn starting from L31 the easement doesn't fall within the lot as shown.

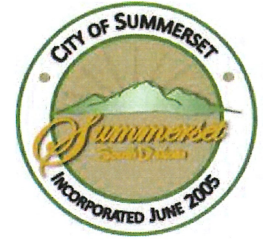
Comments

Suggest changing to a more legible text for line and curve tables.

Was the 30' Wide Emergency Access Easement previously recorded? If not, do we need to add it to the title and add an Owner's Certificate for the Owner of Lot 1 of the Opstedahl Addition?

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

Comments **No new right-of-ways are being proposed.**



Plat Review

<input checked="" type="checkbox"/>	Names of all adjoining subdivisions, other unplatted properties, and easements are labeled
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 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	
<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	Note indicates this falls in an undetermined floodplain area, FEMA Map Panel 46093C 1800F
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	
<input checked="" type="checkbox"/>	Acknowledgement of all relevant Street and/or Highway Authorities
Comments	
<input checked="" type="checkbox"/>	Acknowledgement of Planning Commission
Comments	
<input checked="" type="checkbox"/>	Board of Commissioners Resolution, signed by the Mayor and the Finance Officer
Comments	
<input checked="" type="checkbox"/>	Register of Deeds Recording area



Plat Review

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: [Click here to enter a date.](#)

The next Planning & Zoning Meeting is scheduled for: [Click here to enter a date.](#)

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

LETTER OF INTENT

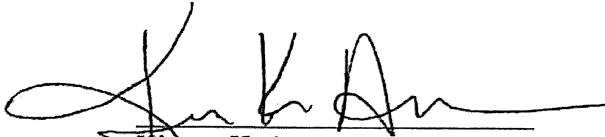
WHEREAS Kirsten K. Aasen, 10105 Pine Canyon Road, Black Hawk, SD and Bur Oaks LLC are adjoining property owners in the Opstedahl Addition of Black Hawk, Meade County, South Dakota; and

WHEREAS Kirsten K. Aasen has access to Pine Canyon Road and Bur Oaks has road access to Anderson Road; and

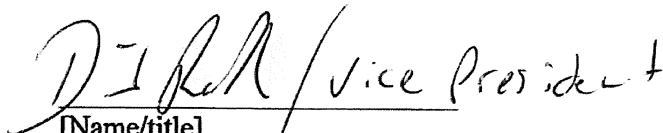
WHEREAS each party is desirous of having mutual easements to effectuate emergency road access through each other's property in the event Bur Oaks is granted permission from relevant zoning authorities to subdivide the Bur Oaks into four (4) 10-acre residential plots.

THEREFORE it is agreed that in the event Bur Oaks is permitted to subdivide its property into the aforementioned 10-acre residential plots, the parties shall cause appropriate easements and covenants to be recorded ensuring emergency road access of no more than 30 feet wide through each others' respective properties.

Dated this 23rd day of July, 2021.


Kirsten K. Aasen

Dated this 23 day of July, 2021.


[Name/title]
Bur Oaks LLC



Cody Goodrich
Construction representative
Cody.goodrich@blackhillscorp.com

409 Deadwood Ave - P.O. Box1400
Rapid City, SD 57709
P: 605-721-1111
F: 605-721-2574

October 13, 2025

David Rath
Bur Oaks LLC
Black Hawk SD

RE: For a new, Single phase electrical service located at Lot 1 and Lot 2 of Bur Oaks Estates.

To whom it may concern,

The new service location that David Rath has inquired about is within the service territory of Black Hills Power. Black Hills Power has facilities in the area with adequate capacity to supply the electrical needs of the proposed service. However, there would need to be an easement created and filed to Serve Lot 1 and Lot 2 of Bur Oaks Estates from the Lot north of Lot 1. There would also need to be Easement to serve Lot 2 from Lot 1 of the Bur Oaks Estates. The 66' wide private access Easement does not provide a utility easement.

Black Hills Power will be the electric service provider under the guidelines of the tariffs on file with the South Dakota Public Utilities Commission.

Sincerely,

Cody Goodrich
Construction Representative