

OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
REGULAR MEETING
April 22nd, 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, Mitchell Woldt (via zoom), and Brittnei Bjorum. Woldt. Also present was alternate Mike Martin and the City Administrator Lisa Schieffer.

Call for Changes: Motion by Hirsch, second by Bjorum to approve the agenda of the meeting for April 22nd, 2025. Motion carried.

Consent Calendar: Motion by Hirsch, second by Kenrick to approve the minutes of the regular meeting of April 8th, 2025. Motion carried.

Summerset Comprehensive Plan/Summerset Draft Survey – Kailey Snyder.

Motion by Bjorum, second by Kenrick, to open discussion on the Summerset Draft Survey. Motion carried.

Ms. Snyder did an overview of the final draft of the survey. The survey will be released on May 19th and run until June 16th. Distribution/notice can take place at community meetings, Facebook, text my gov, digital board and participating businesses. A public hearing will then take place on June 3rd, 2025. Notices will go out regarding the meeting and times. Motion by Kenrick, second by Hirsch, to close discussion. Motion carried.

ADJOURNMENT

Motion by Bjorum, second by Kenrick to adjourn the meeting at 6:08 p.m. Motion carried.

Brielle Schrock, Finance Officer

Brody Oldfield, Chairman

RECEIVED
JUN 27 2025
BY: _____

PETITION FOR ANNEXATION

We, the undersigned, hereby state that we constitute not less than three-fourths of the legal voters and further constitute the owners of not less than three-fourths in value of the described territory contiguous to the City of Summerset and hereby petition the council of commissioners of the City of Summerset to annex the following described territory pursuant to SDCL 9-4-1.

Legal description of the territory sought to be annexed below:

North 158 feet of Government Lot 3 of Section 5, Township 2 North, Range 7 East of the Black Hills Meridian, Meade County, South Dakota; and the North 158 feet of Government Lot 4 of Section 5, Township 2 North, Range 7 East of the Black Hills Meridian, Meade County, South Dakota, EXCEPTING therefrom Lot H1 of said Government Lot 4, as shown on the plat filed in Plat Book 22, Page 323; AND INCLUDING that portion of Lot U1 located in the north 158 feet of said Government Lot 4, as shown on the plat filed in Plat Book 22, Page 324.

Property Assessed Valuation: _____

(PLEASE PRINT)

Owner Name: Norman Ranch Subdivision, LLC. Date: 06/26/25

Owner Address: 1624 Concourse Court, Rapid City, SD 57703

Owner Signature: _____


Voter Name: _____ Date: _____

Voter Address: _____

Voter Signature: _____

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City of Summerset Office Use Only

Petition Received by LS Date Received 6/27/2025

Mayor's Signature: _____

Meeting Date of Approval: _____



RECEIVED JUN 8 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 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 North 158 feet of Government Lot 3 of Section 5, Township 2 North, Range 7 East of the Black Hills Meridian, Meade County, South Dakota; and the North 158 feet of Government Lot 4 of Section 5, Township 2 North, Range 7 East of the Black Hills Meridian, Meade County, South Dakota, EXCEPTING therefrom Lot H1 of said Government Lot 4, as shown on the plat filed in Plat Book 22, Page 323; AND INCLUDING that portion of Lot U1 located in the north 158 feet of said Government Lot 4, as shown on the plat filed in Plat Book 22, Page 324.

PROPOSED NA

LOCATION East of Norman Ave - near the intersection of Three Flags Way and Norman Ave

Size of Site—Acres 9.57+/- Square Footage NA Proposed Zoning R3

DESCRIPTION OF REQUEST:

Annexation request for additional parcel for inclusion into the Highlands at Norman Ranch Subdivision. Area was conditionally annexed and zoned previously.

Utilities: Private / Public

Water Private

Sewer City of Summerset

APPLICANT

Name Norman Ranch Subdivision, LLC. Phone 605-443-3033
 Address 1624 Concourse Court E-mail megan@vanockerdev.com
 City, State, Zip Rapid City, SD 57703 Signature _____ Date _____

PROJECT PLANNER - AGENT

Name Vanocker Development, INC Phone 605-443-3033
 Address 1329 Eglin Street Suite 200 #178 E-mail megan@vanockerdev.com
 City, State, Zip Rapid City, SD 57701 Signature _____ Date _____

OWNER OF RECORD (If different from applicant)

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

[Signature] 6-27-25 _____
 Property Owner Signature Date Property Owner Signature Date

Signature _____ Date _____ Signature _____ Date _____
 Print Name: Tony Thompson Print Name: _____
 Title*: Member Title*: _____

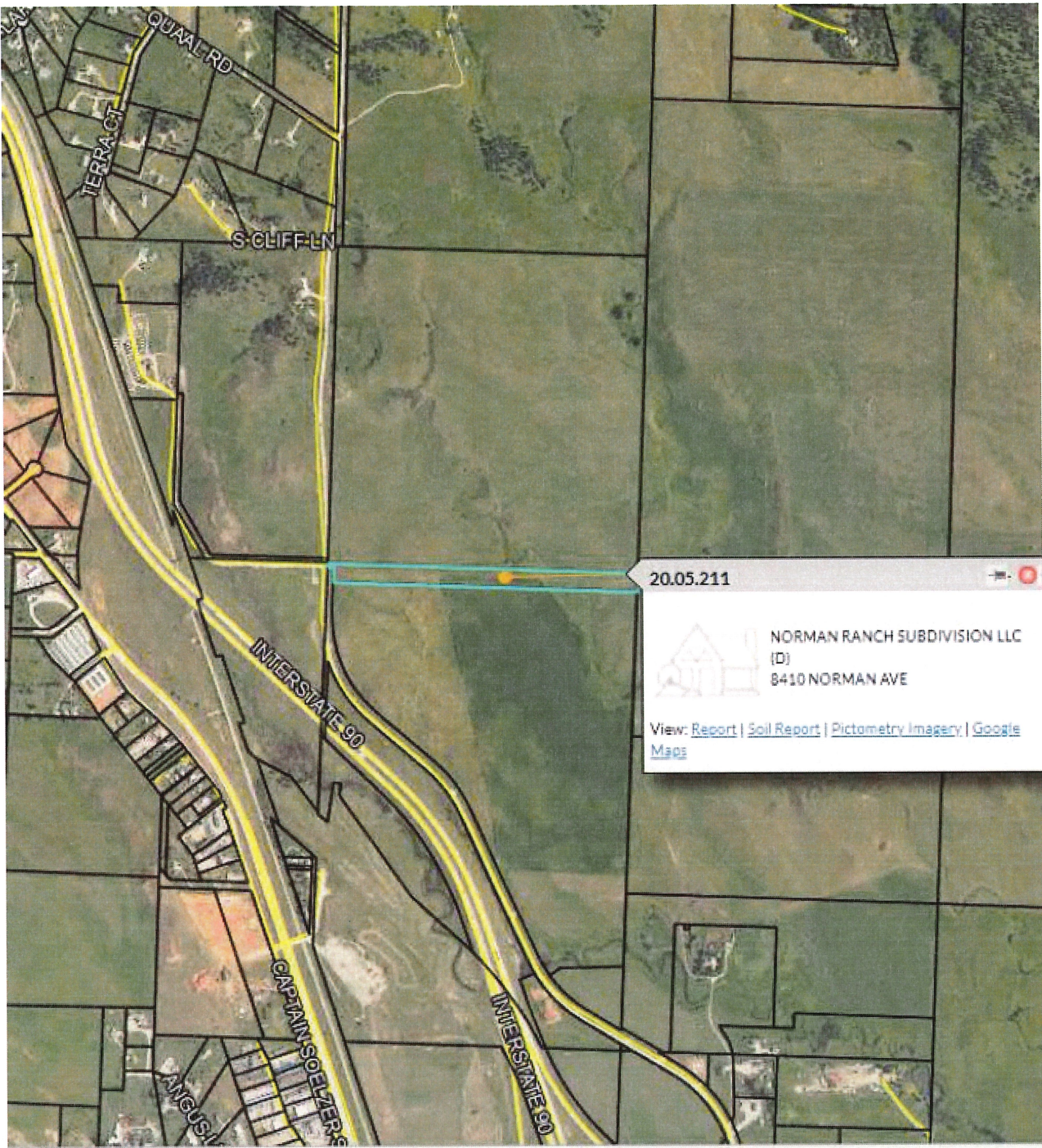
*required for Corporations, Partnerships, etc.

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
- 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: _____



20.05.211



NORMAN RANCH SUBDIVISION LLC
(D)
8410 NORMAN AVE

View: [Report](#) | [Soil Report](#) | [Pictometry Imagery](#) | [Google Maps](#)

Alternate ID n/a
Class NAC
Acreage n/a

Owner Address NORMAN RANCH SUBDIVISION LLC
1624 CONCOURSE CT
RAPID CITY SD 57703