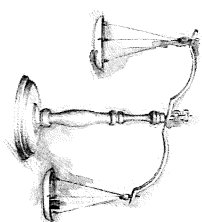


# *Oath of Office*



*State of South Dakota*)  
) SS.  
*County of Meade* )

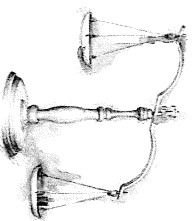
*I, Brody Olffield, having been appointed to the Planning and Zoning Board for a three year term, within and for said City of Summerset, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of South Dakota, and that I will faithfully and impartially, to the best of my knowledge and ability, perform all duties of my said office as provided by law.*

\_\_\_\_\_  
*Brody Olffield*

*Subscribed and sworn to before me this 25th day of January 2022.*

\_\_\_\_\_  
*Mayor Melanie Torno*

# Oath of Office



*State of South Dakota)*

) SS.

*County of Meade )*

*I, Casey Kenrick, having been appointed to the Planning and Zoning Board for a three year term, within and for said City of Summerset, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of South Dakota, and that I will faithfully and impartially, to the best of my knowledge and ability, perform all duties of my said office as provided by law.*

---

*Casey Kenrick*

*Subscribed and sworn to before me this 25th day of January 2022.*

---

*Brody Oldfield, P & Z Chairman*

**OFFICIAL MINUTES**  
**SUMMERSET PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**7055 LEISURE LANE**  
**DECEMBER 28, 2021 @ 6:00 P.M.**

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

**ROLL CALL:** Brody Oldfield, Dustin Hirsch, Mike Martin, and Casey Kenrick present. Absent: John Hough. Also, present was the City Administrator.

**CALL FOR CHANGES:** Motion by Hirsch, second by Kenrick to approve the agenda of the meeting for December 28th, 2021. Motion carried.

**CONSENT CALENDAR:** Motion by Kenrick, second by Martin to approve the minutes of the regular meeting of December 14th, 2021. Motion carried.

**HEARING FOR REZONING – CITY OF SUMMERSET**

Lot D, Block 9 of Summerset Subdivision, Section 36, Township 3 North, Range 6 East, Black Hills Meridian, City of Summerset, Meade County, SD – from PD Planned Development to C-1 General Commercial.

Motion by Kenrick, second by Martin, to open the public hearing. Motion carried.

Mayor Melanie Torno gave an overview of the property that was purchased by the City and why the property would be zoned C-1 General Commercial. Torno also stated that after further review into the zoning it was found that the adjacent three (3) lots that the City owns, which City Hall sits on, were still zoned PD -Planned Development and will need to be cleaned up and be consistent with the rezoning into C-1 General Commercial. It was also discovered that Kaelem Court, which sits behind City Hall was still zoned PD – Planned Development and should be cleaned up to R-1 Single Family Residential.

Laurie Schlecht, Brianna Compton, Russell Saulters and Martin Kocanda expressed concerns of what may go in there in the future whether it be an apartment building or store and how would the traffic flow be with kids getting off the buses. Concerns were raised on Kaelem Court and how the rezoning would affect them.

Mayor Torno stated that there are no projected plans on paper at this time for anything to be built there and the property would not be sold to a developer, it would remain City owned. Torno stated it is smart for the city to buy land that is adjacent to City Hall to increase the size of the campus for future growth and potential revenue. If anything is proposed in the future, there would be public hearings wherein citizens could have public comment on the same.

The Board addressed the concerns on Kaelem Court stating it would be a clean-up correcting the zoning to R-1 Single Family and not remain as PD – Planned Development and that would take place in the future at a Planning & Zoning meeting once legal notification is met.

Motion by Kenrick, second by Martin, to close the public hearing. Motion carried.

Motion by Kenrick, second by Martin, to recommend approval to the Board of Commissioners for Lot D, Block 9 of Summerset Subdivision to be rezoned C-1 General Commercial.

**ADJOURNMENT**

Motion by Martin, second by Hirsch, to adjourn the meeting at 6:18 p.m. Motion carried.

\_\_\_\_\_  
Candace Sealey, Finance Officer

\_\_\_\_\_  
Brody Oldfield, Chairman

Published once \_\_\_\_\_ at a cost of \$\_\_\_\_\_.



# 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)

<b>EXISTING</b> <i>Summerset Sub. Lots 1-12 of Lot E-1 of Lot E, B1K9, Sec. 36.T3N, R6E, BHM, City of Summerset, Meade Co. SD.</i>		
<b>PROPOSED</b> <i>Same legal - currently zoned PD</i>		
<b>LOCATION</b> <i>All of Kaelen Ct.</i>		
Size of Site-Acres	Square Footage	Proposed Zoning <i>R1-Single family</i>
<b>DESCRIPTION OF REQUEST:</b> <i>Clean up on zoning</i>		Utilities: Private / Public
		Water
		Sewer

### APPLICANT

Name *City of Summerset* Phone *605 718 9858*  
 Address *7055 Leisure Lane* E-mail *cityinfo@summerset.us*  
 City, State, Zip *Summerset SD 57718* Signature *[Signature]* Date *1-6-22*  
 PROJECT PLANNER - AGENT

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

### OWNER OF RECORD (If different from applicant)

Name \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_ E-mail \_\_\_\_\_  
 City, State, Zip \_\_\_\_\_

Property Owner Signature \_\_\_\_\_ Date *1-6-2022*  
 Signature *[Signature]* Date \_\_\_\_\_  
 Print Name: *Melanie Torna*  
 Title\*: *Mayor*  
 \*required for Corporations, Partnerships, etc.

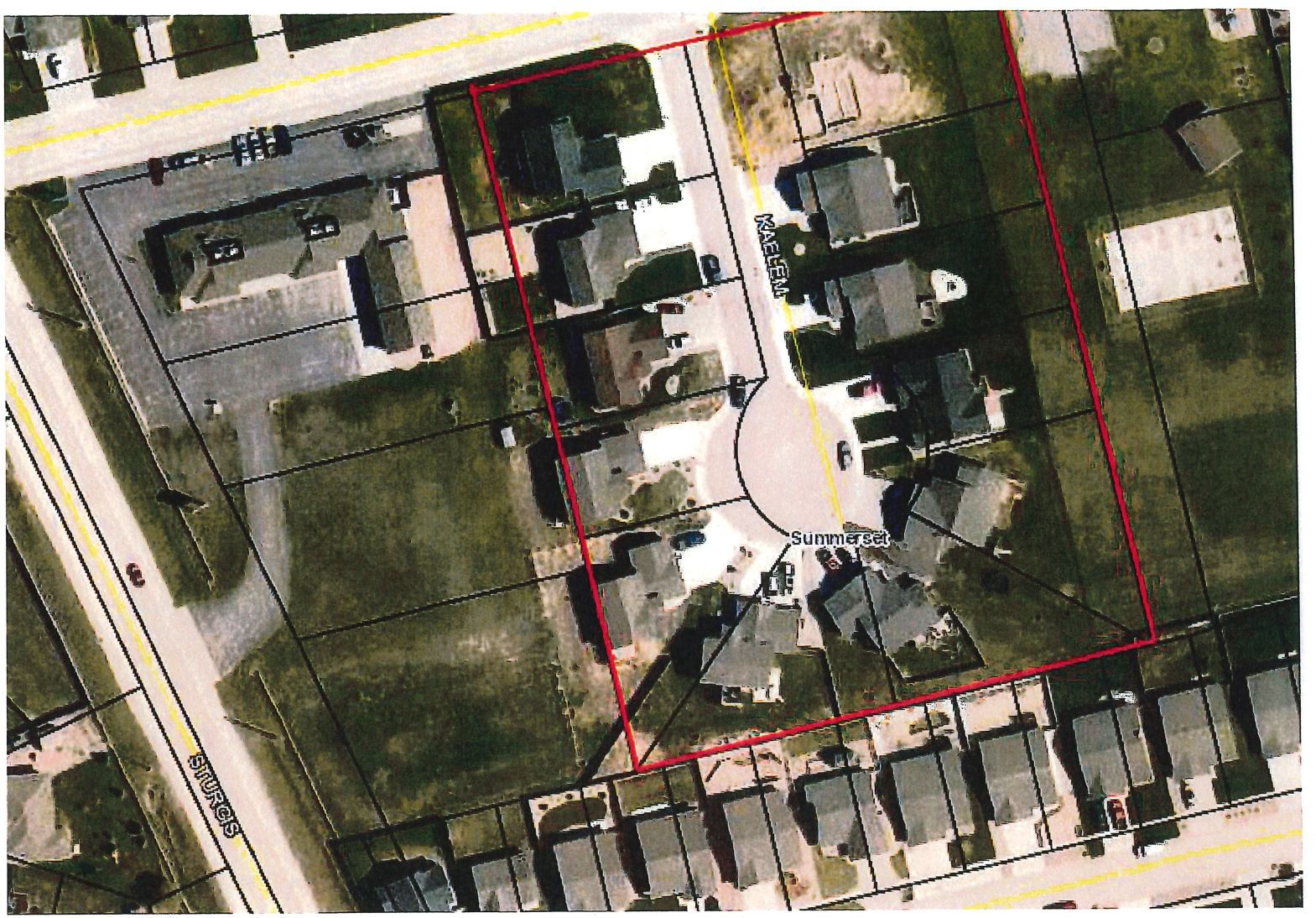
Property Owner Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Title\*: \_\_\_\_\_

### FOR STAFF USE ONLY

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

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Sewer Utility         | <input type="checkbox"/> BHP&L                | <input type="checkbox"/> Diamond D Water   |
| <input type="checkbox"/> Fire Department       | <input type="checkbox"/> Finance Officer      | <input type="checkbox"/> Black Hills Water |
| <input type="checkbox"/> Public Works          | <input type="checkbox"/> Register of Deeds    | <input type="checkbox"/>                   |
| <input type="checkbox"/> Planning              | <input type="checkbox"/> County - Planning    | <input type="checkbox"/> Other: _____      |
| <input type="checkbox"/> Building Inspector    | <input type="checkbox"/> SD DOT               | <input type="checkbox"/> Other: _____      |
| <input type="checkbox"/> Engineering           | <input type="checkbox"/> SD DENR              | <input type="checkbox"/> Other: _____      |
| <input type="checkbox"/> City Code Enforcement | <input type="checkbox"/> Auditor - Annexation | <input type="checkbox"/> Other: _____      |
| <input type="checkbox"/> Police                | <input type="checkbox"/> Drainage             | <input type="checkbox"/>                   |
| <input type="checkbox"/> City Attorney         | <input type="checkbox"/> Parks & Recreation   |  |

Planning and Zoning Meeting Date: \_\_\_\_\_ Covenants filing fee? Yes  No   
 Commission Meeting Date: \_\_\_\_\_  
 Date Paid: \_\_\_\_\_ Payment Type: Cash  Check  Credit Card



**CITY OF SUMMERSET  
NOTICE OF PUBLIC HEARING  
LAND/ZONING DESIGNATION**

Notice is hereby given that the following petitioner has applied to the City of Summerset Planning and Zoning Board under the provisions of the City of Summerset Zoning Ordinance §155.357 - Rezoning as follows:

Current Zoning – PD/Planned Development  
Summerset Subdivision Lots 1-12 of Lot E-1 of Lot E, Block 9, Section 36, Township 3 North, Range 6 East, Black Hills Meridian, City of Summerset, Meade County, SD.

Rezoning request: R1/Single Family Residential

Current Zoning – PD/Planned Development  
Summerset Subdivision Lots AR, BR, and C of Lot 1, Block 9, Section 36, Township 3 North, Range 6 East, Black Hills Meridian, City of Summerset, Meade County, SD.

Rezoning request: C1/General Commercial

Applicant: City of Summerset

Notice is further given that said application will be heard and considered by the City of Summerset Planning and Zoning Commission at Summerset City Hall, 7055 Leisure Lane, Summerset, South Dakota at 6:00 p.m. on the 25th day of January 2022. 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 7th day of January 2022.

Lisa Schieffer  
Summerset City Administrator

Published once \_\_\_\_\_, 2022 at the cost of \$\_\_\_\_\_.



**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
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- Subdivision
  - Layout Plan
  - Preliminary Plat
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- Conditional Use Permit
  - Major Amendment
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  - Utility / Drainage Easement
  - R.O.W. / Section Line Highway
  - Access / Non-Access
  - Planting Screen Easement
- OTHER (specify) \_\_\_\_\_

**LEGAL DESCRIPTION** (Attach additional sheets as necessary)

<b>EXISTING</b> <i>Summerset Sub. Lots AR, BR, and C of Lot 1, Blk 9, Sec. 36, T3N, R6E, BHM, City of Summerset, Meade Co. SD</i>		
<b>PROPOSED</b> <i>Same legal - currently zoned PD</i>		
<b>LOCATION</b> <i>7055 Leisure Lane - adjacent 2 lots</i>		
Size of Site—Acres	Square Footage	Proposed Zoning
<b>DESCRIPTION OF REQUEST:</b> <i>Clean up zoning</i>		Utilities: Private / Public
		Water
		Sewer

**APPLICANT**

Name City of Summerset Phone 605 718 9858  
 Address 7055 Leisure Lane E-mail cityinfo@summerset.us  
 City, State, Zip Summerset SD 57718 Signature [Signature] Date 1-6-22  
**PROJECT PLANNER - AGENT**

Name \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_ E-mail \_\_\_\_\_  
 City, State, Zip \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_  
**OWNER OF RECORD** (If different from applicant)

Name \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_ E-mail \_\_\_\_\_  
 City, State, Zip \_\_\_\_\_

**Property Owner Signature** \_\_\_\_\_ **Date** \_\_\_\_\_  
 X [Signature] 1-6-22  
**Signature** \_\_\_\_\_ **Date** \_\_\_\_\_  
**Print Name:** Melanie Tornd  
**Title\*:** Mayor  
\*required for Corporations, Partnerships, etc.

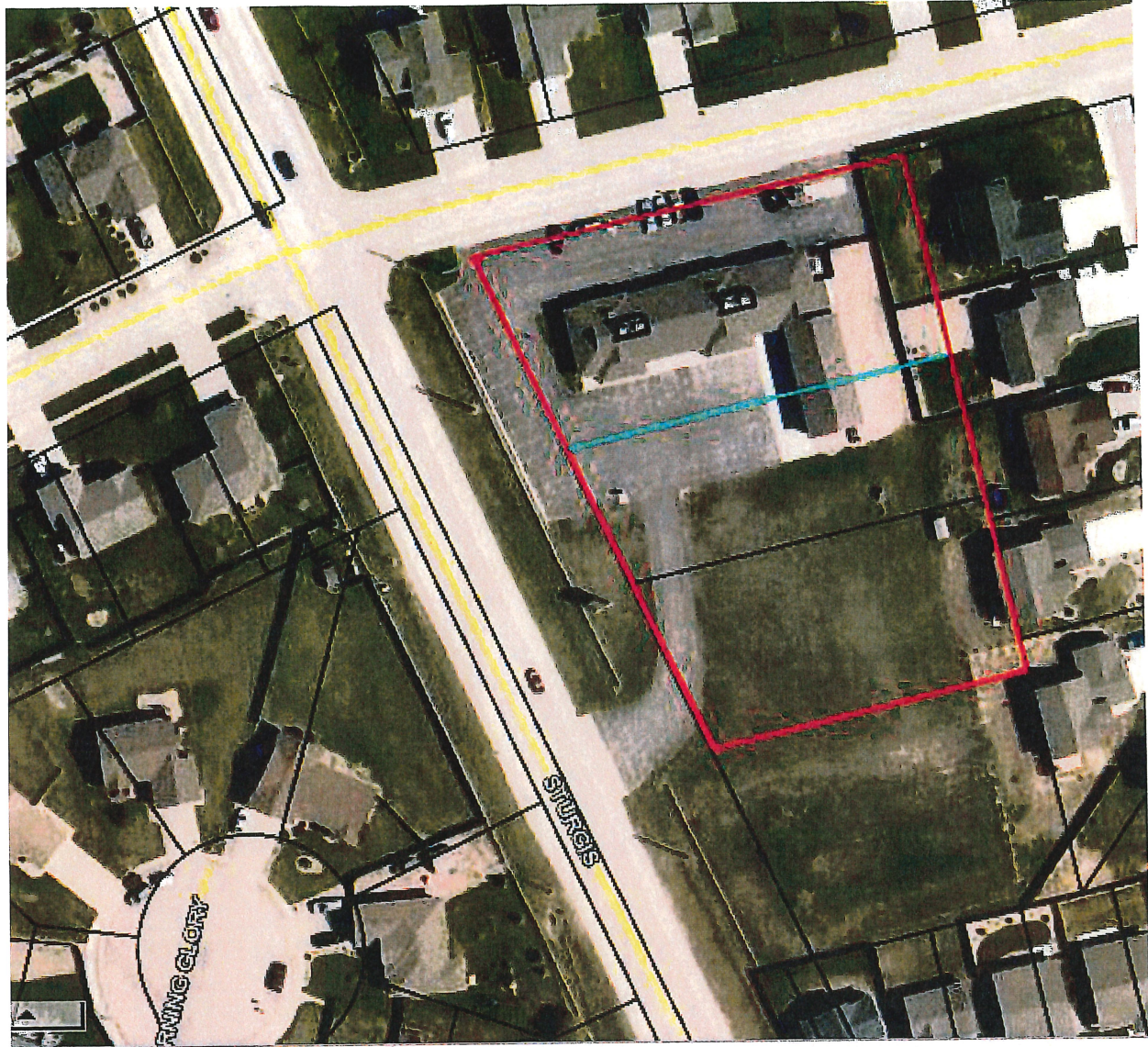
**Property Owner Signature** \_\_\_\_\_ **Date** \_\_\_\_\_  
**Signature** \_\_\_\_\_ **Date** \_\_\_\_\_  
**Print Name:** \_\_\_\_\_  
**Title\*:** \_\_\_\_\_

**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   
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Dated this 7th day of January 2022.

Lisa Schieffer  
Summerset City Administrator

Published once \_\_\_\_\_, 2022 at the cost of \$ \_\_\_\_\_.



# TRANSMITTAL

Mail  Hand Deliver Fax:   
 UPS  Pick Up  Hard copy to follow  Hard copy will not follow

DATE: January 12, 2022

TO: City of Summerset  
Attn: Lisa Schieffer  
7055 Leisure Lane  
Summerset, SD 57718

FROM: Leah Berg

PROJECT: Sun Valley Estates Subdivision - Phase 3  
& Rockiron Estates, Summerset, SD

PROJECT #: 21-1135

FAX #: \_\_\_\_\_

PAGES (including cover): \_\_\_\_\_

Herewith we are sending the following:

Shop Drawing(s)  Report(s)  Specifications  RFP  Estimate  Letter(s)  CD(s)  Observation Report  
 Change Order  Addenda  Pay Request  Plan(s)  Permit(s)  Contract  Photo(s)  Other

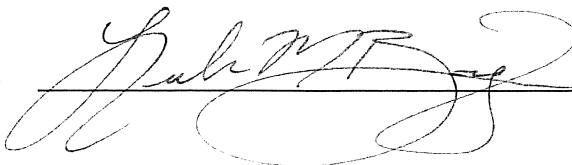
Enclosed are: One (1) copy of Sun Valley Phase 3 Layout Plan Package  
One (1) copy of Rockiron Estates Layout Plan Package

For Approval  For Your File  For Review & Comment  As Requested  For Distribution  Submittal/Resubmittal  
 For Action  For Your Use  Returned for Corrections  For Signature  Please Return  Other

### MESSAGE:

Lisa – included are the Layout Plan packages for Sun Valley Phase 3 and Rockiron Estates  
Brandon Powles and Chad Gollnick  
Goal would be to get on the agenda for the 2<sup>nd</sup> P&Z Meeting this month, January.

Any questions or comments please let me know, cell 605-545-1120, LBerg@proacesinc.com.  
Thank You!

SIGNED: 

COPY: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
File

# Memo

Date: Wednesday, January 19, 2022  
Project: Rockiron Estates Layout Review  
To: Lisa Schieffer, City Administrator  
From: HDR, Inc  
Subject: Layout Plan Review

## General

1. Summerset doesn't have a Light Industrial Zoning district. Summerset Ordinances designate a General Industrial, review is being completed using General Industrial (GI) Zoning Regulations.
2. Proposed Lot 2 does not meet the GI minimum lot width of 100 feet.
3. An access easement does not meet the intent of Summerset ordinance in regard to access. See the following: Summerset Ordinance 151.020.F

(F) *Adjacent access and street extension.* Land adjacent to a proposed subdivision shall not have its access left land-locked by a proposed subdivision. Sufficient proposed streets shall be extended as far as the boundary line of the parcel being subdivided, and provided with a temporary cul-de-sac in order to ensure normal circulation of traffic within the vicinity.

### 151.004 Definition of "Street"

**STREET.** A public thoroughfare that affords the principal means of access to abutting property. This term may be used interchangeably with **AVENUE, BOULEVARD, DRIVE, HIGHWAY, ROAD, or ROADWAY.**

### "Recorded Access Easement"

**RECORDED ACCESS EASEMENT.** A permanent easement or dedication providing legal access to an isolated tract of land.

Recorded access easement is meant to be used to provide access an isolated tract of land, not as access to multiple lots.

4. Need to provide a turnaround at the end of the proposed access.
5. Is the plan for each property to have on-site water (individual wells)?
6. What is the plan for the sewer? Installing infrastructure (sewer main, manholes, services, etc.) during the construction of the roadway and only doing onsite temporarily if lots are built out prior to City's WWTP expansion completion?



# 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
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  - 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** Formerly the remainder of Lot 2 of Lenlu Estates, Located in the SW1/4 & SW1/4SE1/4 of Section 24, Township 3 North, Range 6 East, Black Hills Meridian, City of Summerset, Meade County, South Dakota.

**PROPOSED** Lots 1 thru 6 Inclusive, of Rockiron Estates, City of Summerset, Meade County, South Dakota.

**LOCATION** I-90 and Stage Stop Road, Summerset, SD

Size of Site—Acres 52.55	Square Footage 2,288,875.24	Proposed Zoning Future LI
--------------------------	-----------------------------	---------------------------

<b>DESCRIPTION OF REQUEST:</b> Propose to plat six (6) Light-Industrial lots in this area and dedicate a private access easement until the Glenwood Drive connection project happens where Glenwood Drive would connect from Elk Creek Road to Stage Stop Road.	Utilities: Private / Public
	Water Private
	Sewer Private

### APPLICANT

Name Dakota Cable Solutions - Chad Gollnick Phone 605-4155090  
 Address PO BOX 825 E-mail cgollnick@ironoutfitter.com  
 City, State, Zip Black Hawk, SD 57718 Signature *Chad Gollnick* Date 1-11-22  
**PROJECT PLANNER - AGENT**

Name Affordably Creative Engineering Services, Inc. - ACES, Leah M. Berg, P.E. Phone 605-716-4646  
 Address 324 Saint Joseph Street, Suite 200 E-mail LBERG@proacesinc.com  
 City, State, Zip Rapid City, SD 57701 Signature *Leah M. Berg* Date 1-11-22  
**OWNER OF RECORD (If different from applicant)**

Name \_\_\_\_\_ Phone \_\_\_\_\_  
 Address \_\_\_\_\_ E-mail \_\_\_\_\_  
 City, State, Zip \_\_\_\_\_

*Chad Gollnick* 1/11/22  
**Property Owner Signature** **Date**  
*Chad Gollnick* 1/11/22  
**Signature** **Date**  
**Print Name:** CHAD GOLLNICK  
**Title\*:** Owner-President  
 \*required for Corporations, Partnerships, etc.

\_\_\_\_\_  
**Property Owner Signature** **Date**  
 \_\_\_\_\_  
**Signature** **Date**  
**Print Name:** \_\_\_\_\_  
**Title\*:** \_\_\_\_\_

### FOR STAFF USE ONLY

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

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Sewer Utility         | <input type="checkbox"/> BHP&L                | <input type="checkbox"/> Diamond D Water   |
| <input type="checkbox"/> Fire Department       | <input type="checkbox"/> Finance Officer      | <input type="checkbox"/> Black Hills Water |
| <input type="checkbox"/> Public Works          | <input type="checkbox"/> Register of Deeds    | <input type="checkbox"/>                   |
| <input type="checkbox"/> Planning              | <input type="checkbox"/> County - Planning    | <input type="checkbox"/> Other: _____      |
| <input type="checkbox"/> Building Inspector    | <input type="checkbox"/> SD DOT               | <input type="checkbox"/> Other: _____      |
| <input type="checkbox"/> Engineering           | <input type="checkbox"/> SD DENR              | <input type="checkbox"/> Other: _____      |
| <input type="checkbox"/> City Code Enforcement | <input type="checkbox"/> Auditor - Annexation | <input type="checkbox"/> Other: _____      |
| <input type="checkbox"/> Police                | <input type="checkbox"/> Drainage             | <input type="checkbox"/>                   |
| <input type="checkbox"/> City Attorney         | <input type="checkbox"/> Parks & Recreation   |  |

Planning and Zoning Meeting Date: \_\_\_\_\_ Covenants filing fee? Yes  No   
 Commission Meeting Date: \_\_\_\_\_ Payment Type: Cash  Check  Credit Card   
 Date Paid: \_\_\_\_\_



January 12, 2022

City of Summerset  
Attn: Lisa Schieffer, City Administrator  
7055 Leisure Lane  
Summerset, SD 57718

RE: Rockiron Estates Lots at Stage Stop Road - Layout Plan  
Written Description

Dear Lisa,

This is our written description that shall be included with the Layout Plan submittal package for Rockiron Estates Lots 1 through 6. The package includes the Application Form, letter sized Project Location Map, Layout Plan Drawing, and Glenwood Drive Expansion and Connection Project Layout. This area has been before the City of Summerset staff and Commission and Mayor as part of a large plan to connect the Glenwood Drive from Elk Creek Road to Stage Stop Road, see the included layout for reference. With the improvements currently being planned with the wastewater treatment plant-WWTP, that larger Glenwood Drive plan that includes a revised TIF and signed MOU is currently on hold. This allows the City of Summerset the time needed to implement a WWTP expansion.

Following meeting at City Hall with you as the City Administrator and George Mandas, City Consultant, it was understandable by all, that this developer, Chad Gollnick, needs to have some direction and ability to make progress onsite. The Layout Plan includes Lots 1 through 6 with an access easement to provide access to Lots 3, 4 and 5 from Stage Stop Road. This lot layout and configuration allows for the Future Glenwood Drive to still be possible. Right-Of-Way will not be dedicated at this time, however, there is a plan once Glenwood Drive ROW is needed to connect over to Elf Creek Road that the road is already located in the ROW centerline and drainage lots will also be dedicated to the City. Lots 1 through 6 shall be zoned light-industrial in the future.

It is understood that the WWTP is in design and a completion date is soon to be established. It is understood that structures requiring a sanitary sewer service will not have occupancy issued until the WWTP has capacity or an alternative onsite sanitary sewer treatment option is provided.

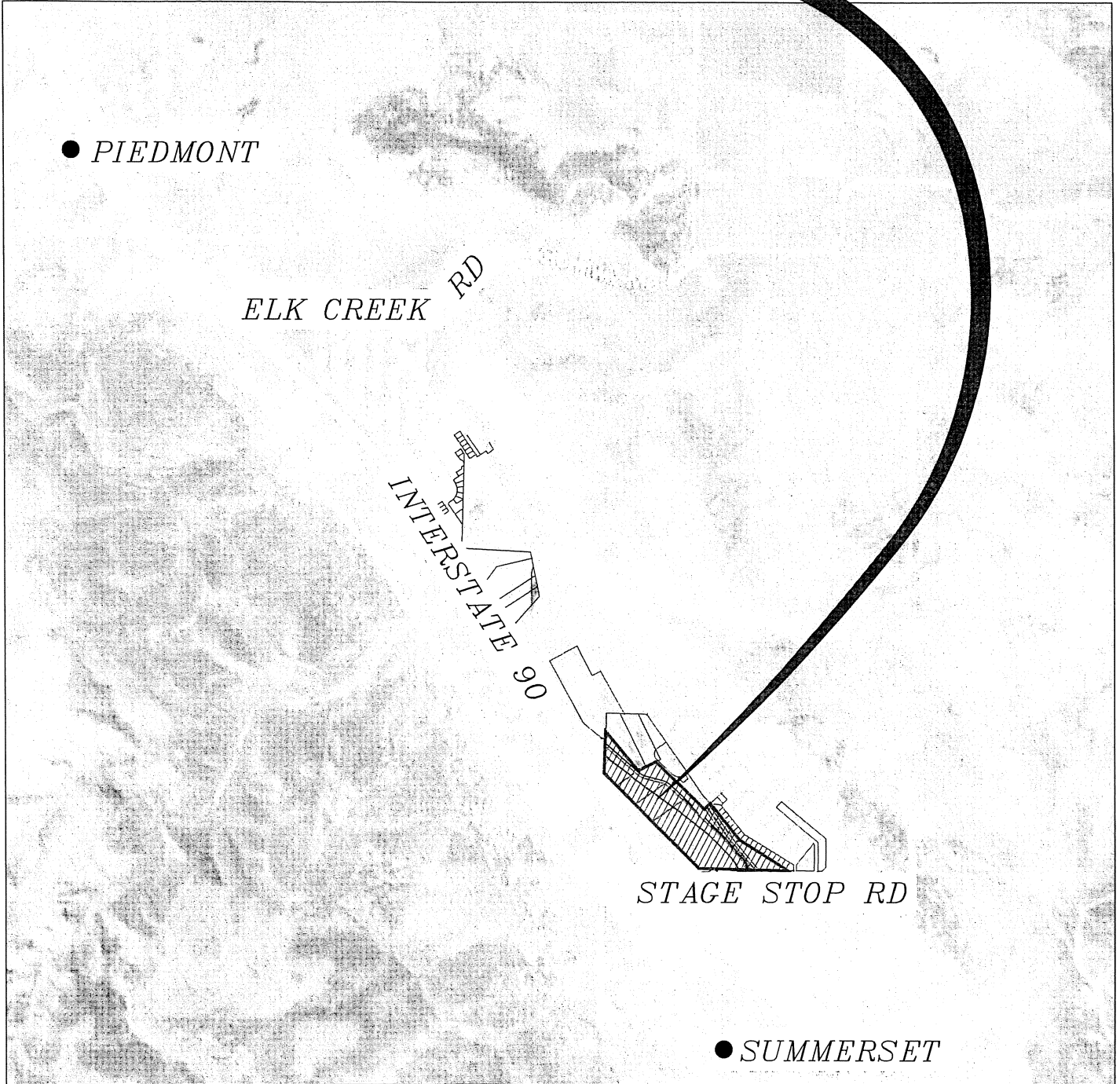
Please let me know if you have any questions or need anything additional.

Sincerely,

A handwritten signature in black ink, appearing to read "Leah M. Berg", written in a cursive style.

Leah M. Berg, P.E.  
President

*PROJECT*



● *PIEDMONT*

*ELK CREEK RD*

*INTERSTATE 90*

*STAGE STOP RD*

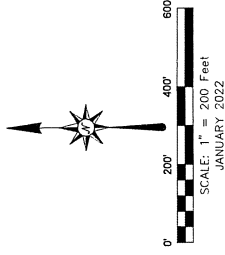
● *SUMMERSET*

*NOT TO SCALE*

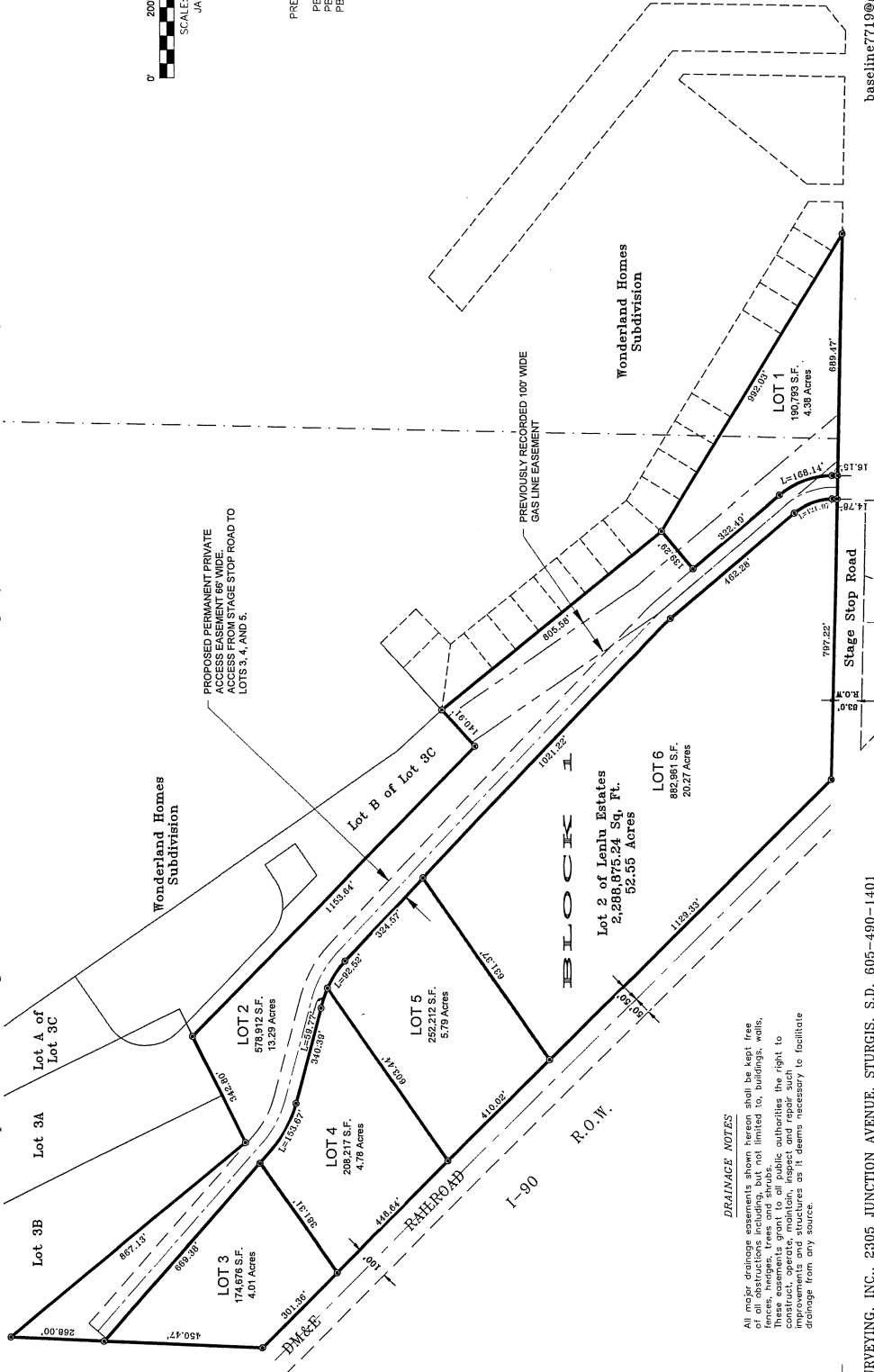


*PROJECT LOCATION MAP*

Layout Plan of  
Lots 1 thru 6 Inclusive, of Rockiron Estates.  
Formerly the Remainder of Lot 2 of Lenlu Estates,  
Located in the SW1/4 & SW1/4 SE1/4 of Section 24,  
Township 3 North, Range 6 East, Black Hills Meridian, City of Summerset, Meade County, South Dakota.



PREVIOUS PLATS:  
PB 10, PC, 16  
PB 11, PC, 04  
PB 10, PC, 50



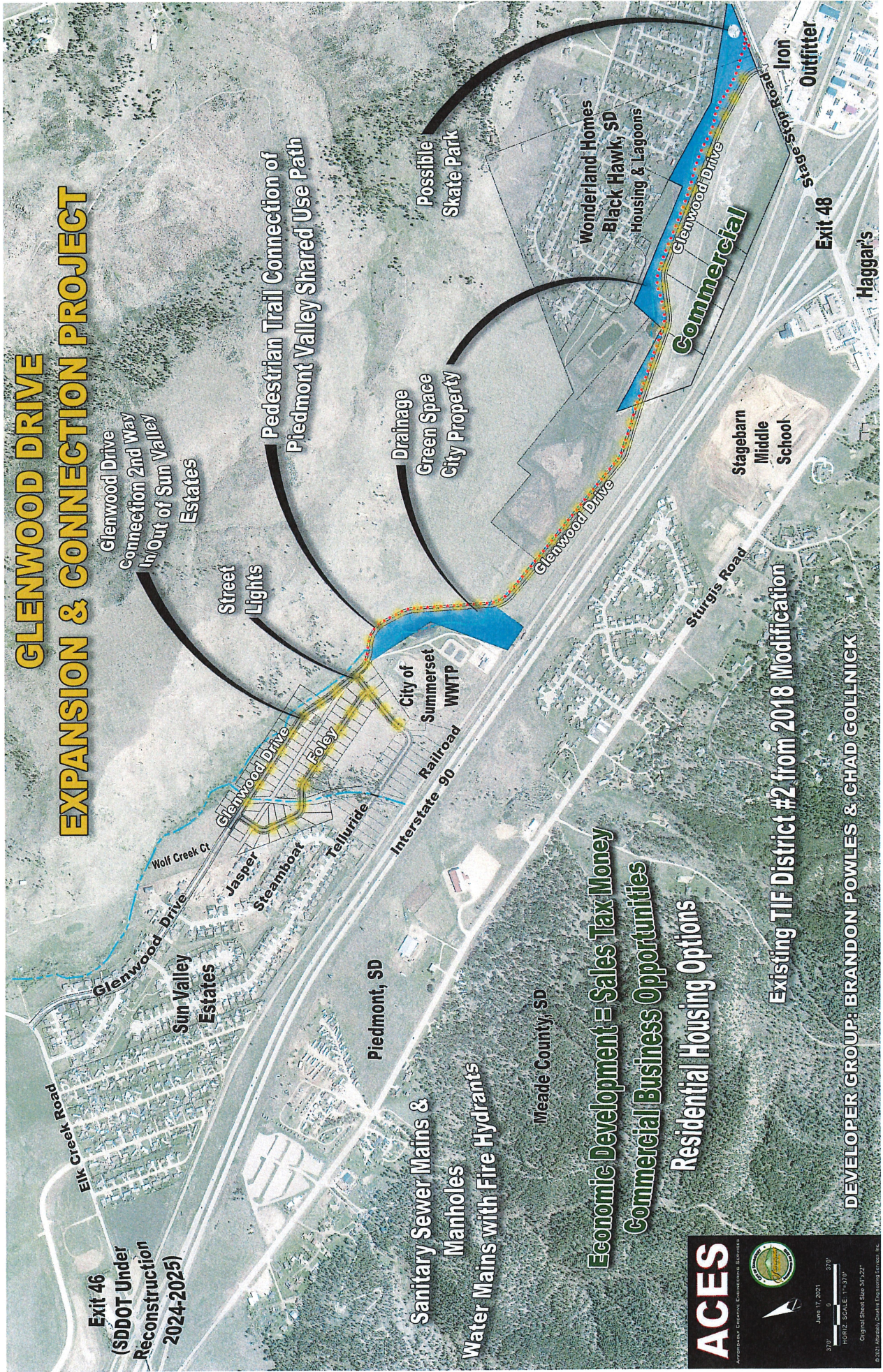
**DRAINAGE NOTES**  
All encroachment easements shown hereon shall be kept free of any encroachment limited to buildings, walls, fences, hedges, trees and shrubs. These easements grant to all public authorities the right to enter the property for the purpose of inspecting, maintaining, repairing and improving the structures as it deems necessary to facilitate drainage from any source.

Sharon Vasonetz SD RLS 7719

PREPARED BY: BASELINE SURVEYING, INC., 2305 JUNCTION AVENUE, STURGIS, S.D. 605-490-1401

baseliner7719@gmail.com JOB #21-381


# GLENWOOD DRIVE EXPANSION & CONNECTION PROJECT



**Economic Development = Sales Tax Money**  
**Commercial Business Opportunities**  
**Residential Housing Options**

Existing TIF District #2 from 2018 Modification

DEVELOPER GROUP: BRANDON POWLES & CHAD GOLLNICK

**ACES**  
 ARCHITECTURAL CONSULTING ENGINEERS & SURVEYORS  
  
 June 17, 2021  
 370' 0" 370'  
 1650' 0" 1650' 0"  
 Original Sheet Size 34" x 22"  
 © 2021 Archival Civil Engineering, Inc.

# Memo

Date: Wednesday, January 19, 2022

Project: Sun Valley Estates Phase 3

To: Lisa Schieffer, City Administrator

From: HDR, Inc

Subject: Layout Plan Review

## General

1. Will Diamond D Water be able to supply water to the proposed lots?
2. As discussed during the previous phase, the Developer will need to provide the drainage model as part of the preliminary plat submittal.
3. Why extend Foley Drive and not Glenwood Drive? Sun Valley is already over the maximum number of houses on a cul-de-sac (as in only one means of ingress/egress), shouldn't the focus be on trying to make a second ingress/egress for the safety of the residents?



# 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** Un-platted Portion of the SE1/4 of the SE1/4 of the SW1/4, Well Lot 2 of Sun Valley Estates, the SW1/4 of the SE1/4 of Section 14 and the Un-platted Portion of the NE1/4 of the NE1/4 of the NW1/4, the NW1/4 of the NE1/4 of Section 23, Township 3 North, Range 6 East, Black Hills Meridian, City of Summerset, Meade County, South Dakota.

**PROPOSED** Lots 1 thru 14, Block 6 & Lots 1 thru 12, Block 7, of the Sun Valley Estates & Dedicated Public ROW for Foley Dr.

**LOCATION** Phase 3 - Sun Valley, Summerset, SD

Size of Site—Acres 7.5      Square Footage 327,920      Proposed Zoning Future R1

<b>DESCRIPTION OF REQUEST:</b>	Continue with Phase 3 of the Sun Valley Estates Master Plan along Foley Drive, 26 Residential Lots total in Phase 3.	Utilities: Private / Public
	This phase is proposed while the City of Summerset continues to work on the WWTP expansion.	Water Private
		Sewer City

### APPLICANT

Name Brandon Powles Phone 605-431-2678  
 Address PO BOX 9652 E-mail brandonpowles@yahoo.com  
 City, State, Zip Rapid City, SD 57709 Signature [Signature] 1-12-22  
 Date

### PROJECT PLANNER - AGENT

Name Affordably Creative Engineering Services, Inc. - ACES, Leah M. Berg, P.E. Phone 605-716-4646  
 Address 324 Saint Joseph Street, Suite 200 E-mail LBERG@proacesinc.com  
 City, State, Zip Rapid City, SD 57701 Signature [Signature] 1-11-22  
 Date

### OWNER OF RECORD (if different from applicant)

Name James Gingras Phone \_\_\_\_\_  
 Address 7211 Elk Creek ROAD E-mail \_\_\_\_\_  
 City, State, Zip Piedmont, SD 57769

[Signature] 1/12/2022  
 Property Owner Signature Date Property Owner Signature Date

Signature \_\_\_\_\_ Date \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Print Name: James E. GINGRAS 1/12/2022 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:	

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Sewer Utility         | <input type="checkbox"/> BHP&L                | <input type="checkbox"/> Diamond D Water   |
| <input type="checkbox"/> Fire Department       | <input type="checkbox"/> Finance Officer      | <input type="checkbox"/> Black Hills Water |
| <input type="checkbox"/> Public Works          | <input type="checkbox"/> Register of Deeds    | <input type="checkbox"/>                   |
| <input type="checkbox"/> Planning              | <input type="checkbox"/> County - Planning    | <input type="checkbox"/> Other: _____      |
| <input type="checkbox"/> Building Inspector    | <input type="checkbox"/> SD DOT               | <input type="checkbox"/> Other: _____      |
| <input type="checkbox"/> Engineering           | <input type="checkbox"/> SD DENR              | <input type="checkbox"/> Other: _____      |
| <input type="checkbox"/> City Code Enforcement | <input type="checkbox"/> Auditor - Annexation | <input type="checkbox"/> Other: _____      |
| <input type="checkbox"/> Police                | <input type="checkbox"/> Drainage             | <input type="checkbox"/>                   |
| <input type="checkbox"/> City Attorney         | <input type="checkbox"/> Parks & Recreation   |  |

Planning and Zoning Meeting Date: \_\_\_\_\_ Covenants filing fee? Yes  No   
 Commission Meeting Date: \_\_\_\_\_  
 Date Paid: \_\_\_\_\_ Payment Type: Cash  Check  Credit Card



January 12, 2022

City of Summerset  
Attn: Lisa Schieffer, City Administrator  
7055 Leisure Lane  
Summerset, SD 57718

RE: Sun Valley Phase 3 - Layout Plan  
Written Description

Dear Lisa,

This is our written description that shall be included with the Layout Plan submittal package for Sun Valley Estates Phase 3. The package includes the Application Form, letter sized Project Location Map, Layout Plan Drawing, and Sun Valley Phasing Plan from 2019 and updated in 2020. This area has been before the City of Summerset staff and Commission and Mayor as part of a large plan to connect the Glenwood Drive from Elk Creek Road to Stage Stop Road. With the improvements currently being planned with the wastewater treatment plant-WWTP, that larger Glenwood Drive plan that includes a revised TIF and signed MOU is currently on hold. This allows the City of Summerset the time needed to implement a WWTP expansion.

Following meeting at City Hall with you as the City Administrator and George Mandas, City Consultant, it was understandable by all, that this long-term developer with the City of Summerset needs to have some direction and ability to make progress. The Layout Plan includes Phase 3 of the Overall Master Plan for Sun Valley. This is an extension of Foley Drive and includes Lots 1 through 14 in Block 6 and Lots 1 through 12 in Block 7. In addition to the Residential Lots the Foley Drive ROW and two (2) drainage Lots will be dedicated. Further adjustments have been made to widen the WBI gas pipeline area (future green space lot), as reviewed during the last round of platting in Phase 2 which includes the first half of Foley Drive. A temporary cul-de-sac is planned and shown. This phase will include improvements similar to the standard for Sun Valley that have been accomplished in Phase 4 in 2019 and Phase 2 in 2020 by Brandon Powles.

It is understood that the WWTP is in design and a completion date is soon to be established. It is understood that home occupancy will not be issued until the WWTP has capacity.

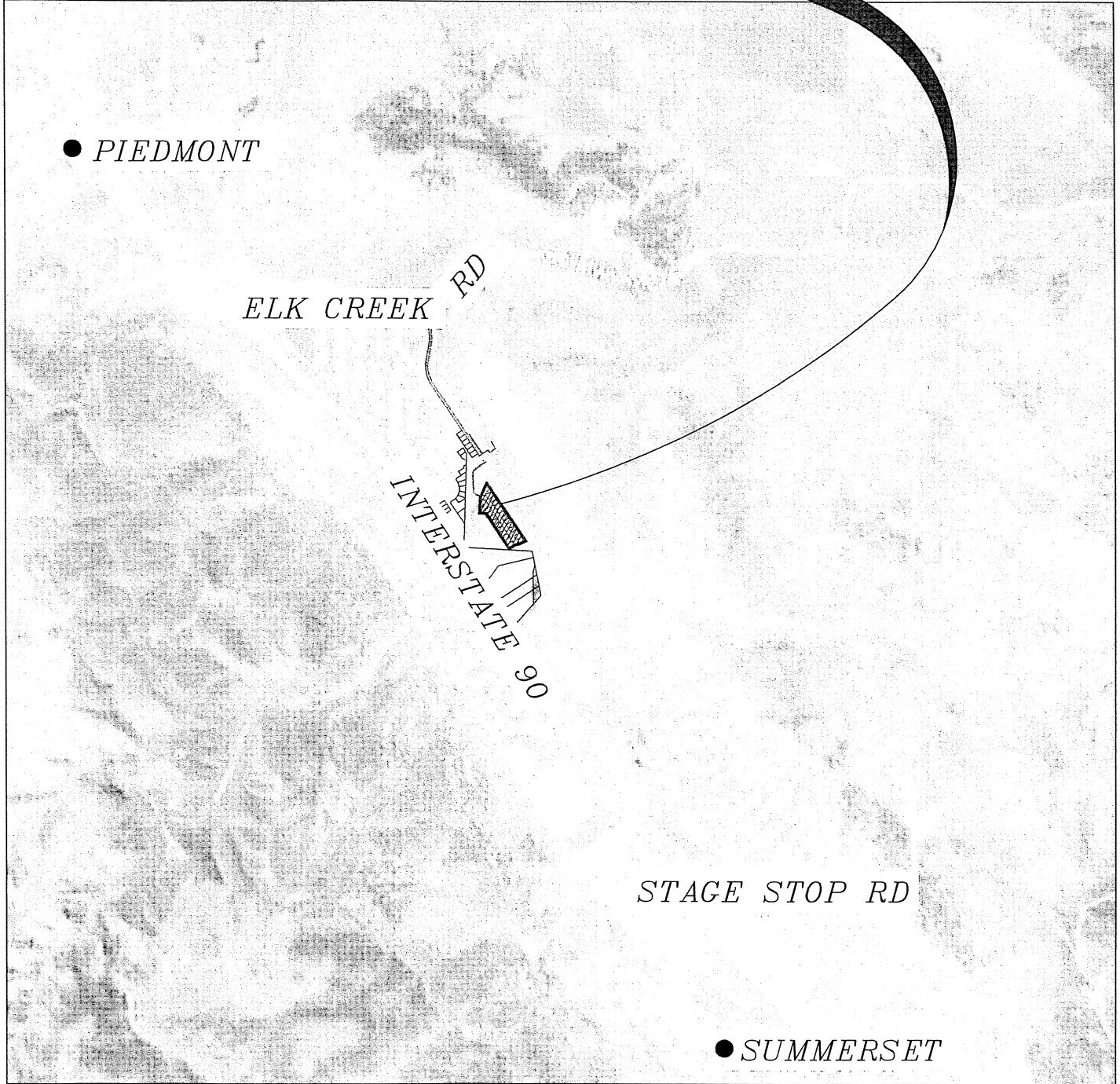
Please let me know if you have any questions or need anything additional.

Sincerely,

A handwritten signature in black ink, appearing to read "Leah M. Berg", written in a cursive style.

Leah M. Berg, P.E.  
President

*SUN VALLEY PHASE 3 –  
FOLEY DRIVE, SUMMERSET*



*NOT TO SCALE*



*PROJECT LOCATION MAP*



