

OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
REGULAR MEETING
7055 LEISURE LANE
AUGUST 24, 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, John Hough, and Mike Martin- present. Also, present was the City Administrator.

CALL FOR CHANGES: Motion by Martin, second by Hirsch to approve the agenda of the meeting for August 24th, 2021. Motion carried.

CONSENT CALENDAR: Motion by Hirsch, second by Martin to approve the minutes of the regular meeting of July 13th, 2021. Motion carried.

JUSTIN RUDLAND – LAYOUT PLAN

Tract 2 of Richardson Subdivision, except Lot H1 and Except Tract Well, located in the SE1/4SW1/4 and SW1/4SE1/4 of Section 31, Township 3 North, Range 7 East – Black Hills Meridian – Request is to subdivide into ten (10) lots.

Mr. Rudland informed the Board of his intentions to make the same into ten (10) residential lots that would have their own septic systems. Power and water are already available in the area to the lots.

On hand was George Mandas, Summerset P&Z Consultant, and Lindsay Shagla, Engineer-HDR. Shagla had reviewed the property and sent comments back to the P&Z Board regarding the current zoning of the property as a Planned Development District and whether the Board would ask Rudland to either go through the major amendment process as outlined in the ordinance or rezoning. The question also arose of the access of Lot 10 off Sturgis Road, which would need to be addressed by SDDOT.

The Board addressed the comments with Rudland and informed him that no action would be taken at this meeting. This was merely an informational meeting on the Layout Plan submitted and gave the consensus to move forward.

ADJOURNMENT

Motion by Hough, second by Martin to adjourn the meeting at 6:35 p.m. Motion carried.

Candace Sealey, Finance Officer

Brody Oldfield, Chairman

Published once _____ at a cost of \$ _____.



COMMUNITY PLANNING & DEVELOPMENT SERVICES

City of Summerset
12150 Siouxland Dr., 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

PROPOSED

LOCATION

Size of Site—Acres	3	Square Footage	Proposed Zoning
DESCRIPTION OF REQUEST: residential shop house current address is 7935 of soetzer black hawk rd			Utilities: Private / Public
			Water Black hawk water
			Sewer septic

APPLICANT

Name Brittany Nemec Phone 605-645-2971
 Address PO Box 596 E-mail Brittany.nemec@hotmail.com
 City, State, Zip Black Hawk SD 57718 Signature [Signature]
PROJECT PLANNER - AGENT

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

Name Robert Hatch Phone _____
 Address 6739 W Elmwood Dr. E-mail _____
 City, State, Zip Black Hawk SD 57718

Robert G Hatch POA dotloop verified 09/08/21 8:39 AM MDT AXRX-NZIK-46WM-EXJ5
 Property Owner Signature _____ Date _____ Property Owner Signature _____ Date _____

Signature _____ Date _____
 Print Name: Robert G. Hatch POA
 Title*: _____
 Signature _____ Date _____
 Print Name: _____
 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: _____

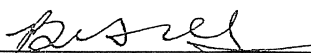


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LAYOUT PLAN CHECKLIST

X	APPLICANT	STAFF	X
	A completed application signed by the property owner(s) or their designee.		
	Scaled drawing of proposed subdivision showing the location of the lots, streets and public areas.		
SITE PLANS MUST INCLUDE THE FOLLOWING INFORMATION			
	-A north arrow, scale, creation date and legend.		
	-Lot configurations with approximate areas designated in square feet		
	-Vicinity Sketch showing proposed subdivision and surrounding development on 8 1/2" x 11" sheet.		
	-A paper copy of submission requirements was received, as well as one in electronic format.		
	-A one page written layout plan description of the proposed subdivision and the subdividers intent for the subdivision (including resubdivision). Any additional supplemental information would be appreciated to help us provide our written review.		

APPLICANT SIGNATURE 	DATE: 9/7/21	STAFF SIGNATURE	DATE:
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Brian S. Lewis
Utility Construction Planner
Brian.lewis@blackhillscorp.com

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

September 3, 2021

RE: 7935 Captain Soelzer St.

To whom it may concern,

The property at 7935 Captain Soelzer St. 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 usage of the property. 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,

Brian S. Lewis
Utility Construction Planner



BLACK HAWK WATER USER DISTRICT
5513 OAK STREET
PO BOX 476
BLACK HAWK, SD 57718

Serving Black Hawk since 1949

Phone 605-787-5777
Email: office@bhwud.com

September 3rd, 2021

Meade County Commissioners
1425 Sherman Street
Sturgis, SD 57785

Dear Board Members:

This letter shall act as notification that Black Hawk Water User District intends to serve water to 7935 CPT Solezer St Black Hawk, Meade County, South Dakota. This property is owned by Brittany Nemeck. If you have any questions, please feel free to contact me.

Sincerely,

Ken LeBon
Manager.
Black Hawk Water User District.



STURGIS

STURGIS

CAPTAIN SOELZER

48/44.12
20.06
20.07
59.9
60.94
40.100
055 acres
9.05
20.05
59.9
17
29.43
16.15
25.01
67.71
222.8

3.012 acres

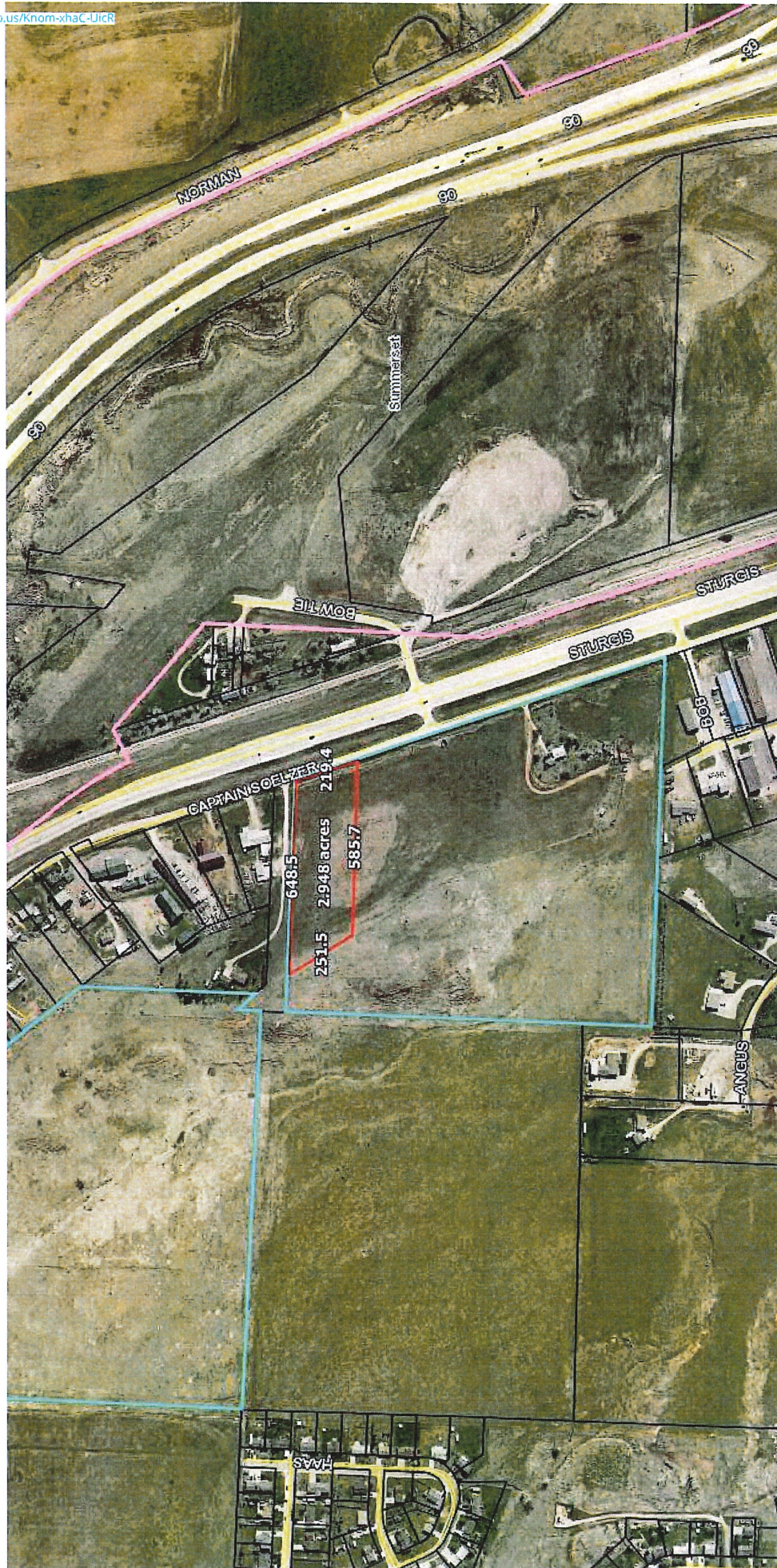
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253

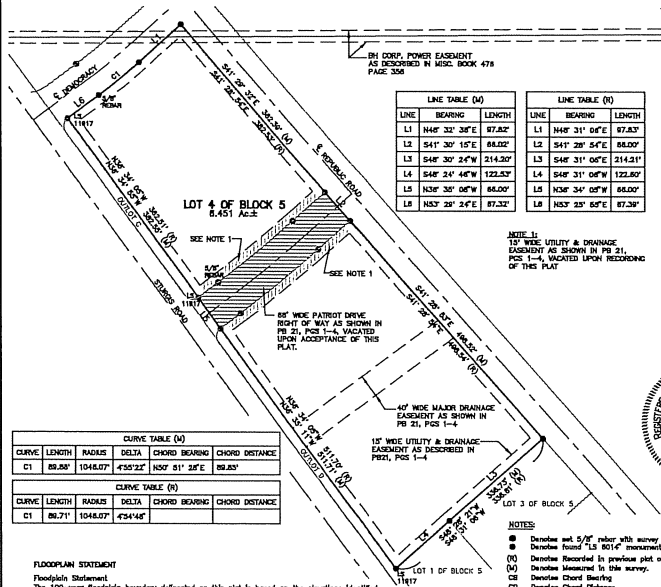
648.5

Exhibit A for
Counter Offer

RGH
08/26/21
5:34 PM MDT
dotloop verified



**PLAT OF
LOT 4 OF BLOCK 5
SUMMERSET USA**
(formerly a portion of Tract 3 of the S½ of Section 25, and a portion of Lot B of the E½ of the NW¼ of Section 25, and a portion of the Patriot Drive Right-of-Way)
LOCATED IN THE NE¼ OF THE SW¼, AND THE SE¼ OF THE NW¼, AND IN THE NW¼ OF THE SE¼,
SECTION 25, T3N, R6E, BHM
SUMMERSET, MEADE COUNTY, SOUTH DAKOTA



LINE TABLE (A)			LINE TABLE (B)		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N44° 33' 38"E	87.83'	L1	N44° 31' 04"E	87.83'
L2	S41° 30' 15"E	86.23'	L2	S41° 28' 57"E	86.23'
L3	S48° 30' 24"W	214.20'	L3	S48° 31' 04"W	214.21'
L4	S48° 24' 46"W	122.57'	L4	S48° 31' 04"W	122.80'
L5	N33° 30' 04"W	84.00'	L5	N34° 24' 02"W	84.00'
L6	N53° 28' 24"E	87.33'	L6	N53° 28' 40"E	87.33'



CURVE TABLE (A)				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	88.80'	1048.07'	43°52'21"	N07° 51' 38"E

CURVE TABLE (B)				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	88.71'	1048.07'	43°54'48"	

FLOODPLAIN STATEMENT
The 100-year floodplain boundary delineated on this plat is based on the elevations identified in the Flood Insurance Study and Maps 480231800F dated September 15, 2011. These elevations may be altered through the submission of a Letter of Map Revision or Letter of Map Amendment approved by the Federal Emergency Management Agency.

CERTIFICATE OF OWNERSHIP
State of South Dakota
County of Meade s.s.
I, _____ do hereby certify that I am a Member of RDR INVESTMENTS, L.L.P., the owner of the tract of land above and described herein; that the survey was done at my request for the purposes indicated herein; that I do hereby approve the survey and within full and lawful power and authority do hereby certify that the development of this land shall conform to all applicable zoning, subdivision, and erosion and sediment control regulations.

Any land shown on the within plat as dedicated to public right of way is hereby dedicated to public use and public utility use on such, forever, but such dedication shall not be construed to be a donation of the fee of such land.
In witness whereof, I have set my hand and seal.
Owner: RDR INVESTMENTS, L.L.P.

Member

On the _____ day of _____, 20____, before me, a Notary Public, personally appeared _____ a member of RDR INVESTMENTS, L.L.P., a corporation in the State of South Dakota, known to me to be the person described in the foregoing instrument and acknowledged to me that he signed the same.

CERTIFICATE OF FINANCE OFFICER
I, Finance Officer of the City of SummerSet, do hereby certify that all special assessments which are due upon the within described lands are fully paid according to the records of my office.
Dated this _____ day of _____, 20____.

Finance Officer of the City of SummerSet.

CERTIFICATE OF PLANNING COMMISSION
The City of SummerSet Planning and Zoning Commission certifies it has reviewed the final plat and hereby recommends approval to the City Commission of the City of SummerSet, South Dakota.
Dated this _____ day of _____, 20____.

Planning Commission Member

CERTIFICATE OF COUNTY TREASURER
I, Treasurer of Meade County, do hereby certify that all taxes which are due upon the within described lands are fully paid according to the records of my office.
Dated this _____ day of _____, 20____.

Treasurer of Meade County

CERTIFICATE OF DIRECTOR OF EQUALIZATION
I, Director of Equalization of Meade County, do hereby certify that I have on record in my office a copy of the within described plat.
Dated this _____ day of _____, 20____.

Director of Equalization of Meade County

NOTE 1:
15' WIDE UTILITY & DRAINAGE EASEMENT AS SHOWN IN PGS 21, 21-4, VACATED UPON RECORDING OF THIS PLAT.

NOTE 2:
47' WIDE MAJOR DRAINAGE EASEMENT AS SHOWN IN PGS 21, PGS 1-4.

NOTES:
● Denotes set 5/8" rebar with survey cap marked "Janki LS 11700"
● Denotes found "LS 8014" monument unless otherwise noted
(D) Denotes located in previous plat or description.
(M) Denotes measured in this survey.
(C) Denotes Chord Bearing
(D) Denotes Chord Distance

Basis of Bearings: Cassidia North determined by Global Positioning (GPS) Utility and Minor Drainage Easements: An eight-foot utility and minor drainage 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 lotowner.

Any major drainage easement shown herein shall be kept free of obstructions including but not limited to buildings, walls, fences, bridges, trees and shrubs. These easements grant to all public authorities the right to construct, operate, maintain, inspect, and repair, such improvements and structures as it deems significant to facilitate drainage from any source.

CERTIFICATE OF SURVEYOR
State of South Dakota
County of Meade s.s.
I, Jeffrey L. Janki, Registered Land Surveyor No. 11700 in the State of South Dakota, do hereby certify that at the request of the owner(s) listed herein, I have surveyed the tract of land shown, and to the best of my knowledge and belief, the within plat is a representation of said survey. Easements or restrictions of record or private agreements that are not known to me are not shown herein.
In witness whereof, I have hereunto set my hand and seal.
Jeffrey L. Janki, Registered Land Surveyor
Date _____

CERTIFICATE OF HIGHWAY OR STREET AUTHORITY
The location of the proposed lot lines with respect to the Highway or Street as shown herein is hereby approved. Any approach or access to the Highway or Street will require additional approval.
Dated this _____ day of _____, 20____.

Highway/Street Authority

RESOLUTION BY GOVERNING BOARD
State of South Dakota
County of Meade s.s.
Whereas there has been presented to the Board of Commissioners, the within plat of the above described lands, and it appears to the Board of Commissioners that:
A. The system of streets and lot block conforms to the system of streets of the existing plat of the city,
B. All provisions of the City subdivision regulations have been complied with,
C. All taxes and special assessments upon the tract or subdivision have been fully paid, and
D. Such plat and the survey thereof have been recorded according to the law;
NOW THEREFORE, BE IT RESOLVED that said plat is hereby approved in all respects.

Mayer, City of SummerSet

Attest: Finance Officer
CERTIFICATE OF REGISTER OF DEEDS
State of South Dakota
County of Meade s.s.
Filed this _____ day of _____, 20____, at _____ o'clock _____ M.
In Document No. _____

Register of Deeds