

**OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
ONLINE ZOOM MEETING
REGULAR MEETING
7055 LEISURE LANE
MARCH 09, 2021**

The meeting was called to order by Chairman Osten at 6:00 PM. Commissioners Osten, Oldfield, McIntosh, Hirsch and Christensen were present. Also present was the City Administrator.

Motion by McIntosh, second by Christensen to approve the Agenda of the meeting of March 09, 2021. Motion carried.

Motion by Christensen, second by Osten to approve the minutes of the regular meeting of January 26, 2021. Motion carried.

NEW BUSINESS

PRELIMINARY AND FINAL PLAT APPLICATION

Plat of Tract 1A and Tract 1B of Pine Hills Subdivision. Formerly Tract 1 of Pine Hills Subdivision, all located in 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.

Access for the lots will be through Walden Ln. The Plat was approved with all in favor.


Motion by Christensen second by Oldfield for approval of plat motion carried

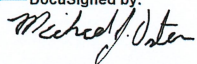
OLD BUSINESS

None.

ADJOURNMENT

Motion by Christensen, second by Hirsch to adjourn the meeting at 6:09 PM. Motion carried.


Candace Sealey, Finance Officer

DocuSigned by:

ALFA3E11E76B9486
Michael Osten, Chairman

Published March 19, 2021 at a cost of \$37.70



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 LOT 4 OF RED ARROW SUBDIVISION, LOCATED IN GOVERNMENT LOT 4 OF SECTION 31, T3N, RTE. BHM MEADE COUNTY, SD

PROPOSED LOTS 4A, 4B & 4C OF RED ARROW SUBD

LOCATION 6900 ANDERSON RD.

Size of Site-Acres 9 7/8 Square Footage 392,262 +/- Proposed Zoning N/A

DESCRIPTION OF REQUEST: SUBDIVIDE FOR 2 ADDITIONAL RESIDENTIAL LOTS & VARIANCE TO IMPROVEMENTS TO ANDERSON ROAD & ACCESS EASEMENT.

Utilities: Private / Public
Water PRIVATE
Sewer PRIVATE

APPLICANT

Name JOE ALLEN Phone 391-2345
 Address 6900 ANDERSON RD E-mail _____
 City, State, Zip BLACK HAWK, SD 57718 Signature _____ Date _____

PROJECT PLANNER - AGENT

Name FISK LAND SURVEYING & CONSULTING ENG Phone 348-1538
 Address PO Box 8154 E-mail janelle@fiskland.com
 City, State, Zip RAPID CITY, SD 57709 Signature _____ Date _____

OWNER OF RECORD (If different from applicant)

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

Joe Allen 5-4-21
 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
- 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: _____



FISK LAND SURVEYING & CONSULTING ENGINEERS, INC.

1022 W. Main Street • P.O. Box 8154 • Rapid City, SD 57709

Phone (605) 348-1538 • E-mail: info@fisklandsurveying.com

www.fisklandsurveying.com

May 7, 2021

City of Summerset
7055 Leisure Lane
Summerset, SD 57718

RE: Minor Plat Application
Joe Allen – 6900 Anderson Road
Proposed Lots 4A, 4B and 4C of Red Arrow Subdivision, Meade County, SD

To Whom It May Concern:

I have made repeated attempts to contact someone at your offices regarding the above referenced plat submittal. I left messages 2 separate times for Lonnie and an additional voice mail for someone at your general number. Mr. Allen stopped in at your offices and was given direction to contact someone named Chris at HDR Engineering. I contacted their local number and left a message but did not receive a return call. I was hoping to get some additional information and direction on the enclosed application.

In the absence of more specific direction and on behalf of Joe Allen of 6900 Anderson Road, Black Hawk, SD 57718, we are requesting your review and approval of the above referenced and attached Minor Plat application for proposed Lots 4A, 4B and 4C of Red Arrow Subdivision.

Mr. and Mrs. Allen own property south of the municipal limits of the City of Summerset, but within your 3-mile platting jurisdiction. Their existing property is Lot 4 of Red Arrow Subdivision containing 9 acres. They are proposing to divide their 9 acres into 3 residential lots – one for the existing residence and two for future development. The proposal is similar to the division of Lot 5 directly to the east of Lot 4 (see enclosed aerial).

The properties will be served by individual on-site waste disposal systems and a community water system that is located on the south side of the lot (north side of Anderson Road).

The proposed lots would share the existing approach on Anderson Road and a common driveway would extend north along the east side of the property line to serve the 2 future residences.

Since the property is not within the municipal limits of the City of Summerset, we are requesting waivers or variances for any road improvements to Anderson Road – which is an existing road developed to Meade County specifications. Anderson Road is not maintained by the City of Summerset and changes or alterations to your typical municipal street section for the segment

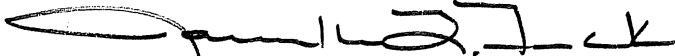
adjoining the Allen property would create a discontinuous street segment that could potentially be confusing to motorists and create maintenance issues for Meade County. The proposed access easement will serve and function as a shared driveway (16 +/- ' wide with gravel surface) that is maintained by the respective landowners .

We are enclosing the requested copies of the site plan and proposed plat document, along with the fees specified for a Minor Plat.

Please review the application and submittal and advise if any additional information is required at this time. Presuming that this information meets the requirements for your preliminary review can you please notify me of the hearing time and date for your Planning Commission meeting?

Thank you for your time and assistance and please let me know if there is anything else that we can or should provide for this request.

Sincerely,
FISK LAND SURVYEING & CONSULTING ENGINEERS, INC.

A handwritten signature in black ink, appearing to read "Janelle L. Finck", written over a horizontal line.

Janelle L. Finck
President

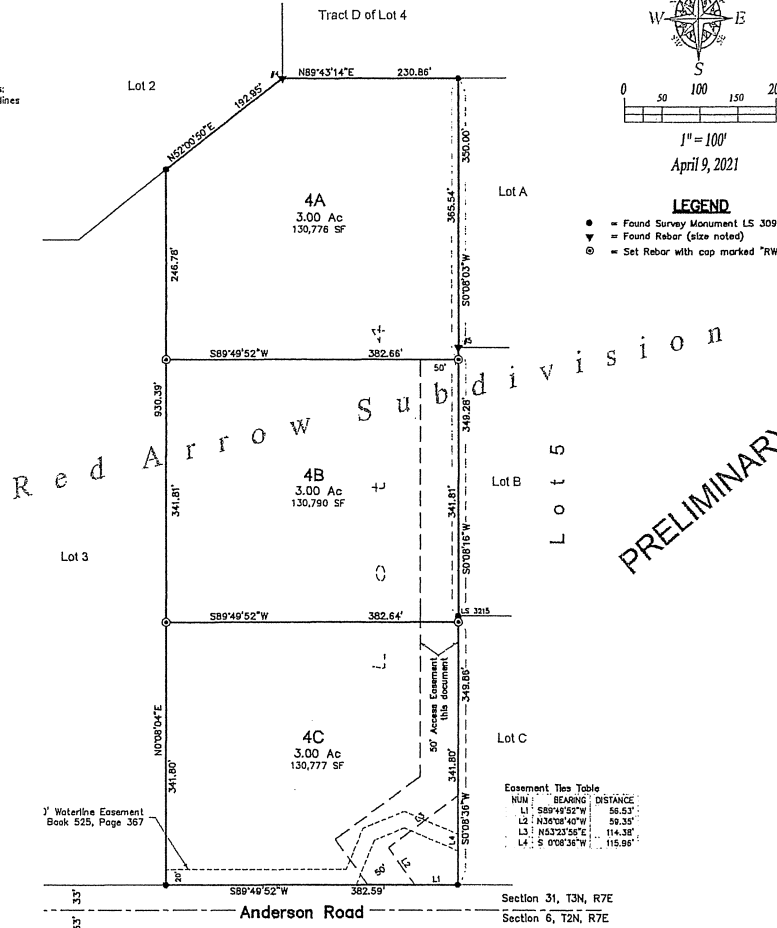
jlf
encl

Plat of Lots 4A, 4B and 4C of Red Arrow Subdivision,
 (formerly all of Lot 4 of Red Arrow Subdivision)
 located in Government Lot 4, Section 31, T3N, R7E, BHM, Meade County, South Dakota

Prepared by:
 Fisk Land Surveying &
 Consulting Engineers, Inc.
 P.O. Box 8154
 Rapid City, South Dakota 57709
 605-346-1518
 Project #21-01-08

Utility and Minor Drainage Easements:
 8' on the interior sides of all lot lines

Building Envelope:
 25' Front
 25' Rear
 8' Side



LEGEND

- = Found Survey Monument LS 3095
- ▼ = Found Rebar (site noted)
- ⊙ = Set Rebar with cap marked "RW Fisk 6565"

Easement Ties Table

LINE	BEARING	DISTANCE
L1	S89°49'52"W	56.53'
L2	N34°08'40"W	59.35'
L3	N83°20'58"E	114.38'
L4	S 0°08'35"W	115.89'

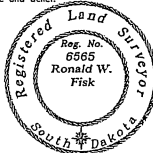
CERTIFICATE OF SURVEYOR
 State of South Dakota County of Pennington §

I, Ronald W. Fisk, Registered Land Surveyor No. 6565 in the State of South Dakota, do hereby certify that being so authorized, I made the survey and within plot of the land shown and described herein and that the same is, in all things, true and correct to the best of my knowledge and belief.

In Witness Whereof, I have hereunto set my hand and official seal

Dated this _____ day of _____, 20____.

Ronald W. Fisk
 Registered Land Surveyor No. 6565



CERTIFICATE AND ACKNOWLEDGEMENT OF OWNERSHIP
 State of South Dakota County of Meade ss

We, Joe Allen and Jo Wayne Allen, do hereby certify that we are the owners of the above described lands and that we did authorize and do hereby approve the survey and within plot of said land, and that development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

Joe Allen (Owner) _____ Jo Wayne Allen (Owner) _____

On this _____ day of _____, 20____, before me, a Notary Public, personally appeared Joe Allen and Jo Wayne Allen, known to me to be the persons described in the foregoing instrument and acknowledged to me that they signed the same.

Notary Public, _____ My Commission Expires _____

CERTIFICATE AND COUNTY TREASURER State of South Dakota County of Meade ss

I, Treasurer of Meade County, do hereby certify that all taxes which are liens upon the within described lands have been fully paid according to the records of my office.

Dated this _____ day of _____, 20____.

Meade County Treasurer

CERTIFICATE OF DIRECTOR OF EQUALIZATION State of South Dakota County of Meade ss

I, Director of Equalization of Meade County, do hereby certify that I have on file in my office a copy of the within plat.

Signed this _____ day of _____, 20____ Meade County Director of Equalization

APPROVED: _____ DATE: _____

CERTIFICATE OF STREET AUTHORITY State of South Dakota County of Meade ss

The location of the proposed access road to the County or State Highway or City Street as shown herein is hereby approved. Any change in the location of the proposed access shall require additional approval.

Street Authority _____ Date _____

Street Authority _____ Date _____

CERTIFICATE OF FINANCE OFFICER
 State of South Dakota City of Summerset §

I, Finance Officer of the City of Summerset, do hereby certify that all special assessments which are liens 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

APPROVED BY THE SUMMERSET PLANNING COMMISSION

WHEREAS there has been presented to the Board of Commissioners, the within plot of the above-described lands, and it appears to the Board of Commissioners that:

- (A) The system of streets set forth therein conforms to the system of streets of the existing plats of the city;
- (B) All provisions of the City's 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 executed according to law.

NOW THEREFORE, BE IT RESOLVED that said plat is hereby approved in all respects.

The City's Planning and Zoning Board has reviewed this Minor Plat on

this _____ day of _____, 20____, and provided a recommendation to the Board of Commissioners

_____ Chairman
 Dated this _____ day of _____, 20____.

CERTIFICATE OF THE REGISTER OF DEEDS State of South Dakota County of Meade ss

Filed for record this _____ day of _____, 20____ at _____ o'clock _____ M.,

and recorded in Plat Book _____ on Page _____

Meade County Register of Deeds _____ Fees _____



PROPOSED
LOTS 4A, 4B & 4C OF RED ARROW SUBD
IN SECTION 31, T3N, R7E
MEADE COUNTY, SD

Fisk Land Surveying & Consulting Engineers, Inc

1022 Main Street (P.O. Box 8154)
Rapid City, South Dakota 57709
(605) 346-1538 janelle@fisklandsurveying.com

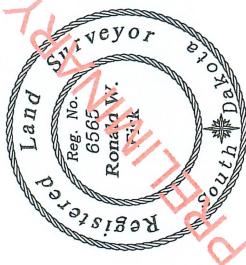
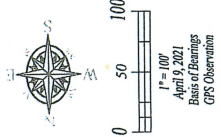
Joe Allen - 6900 Anderson Road
Proposed Lots 4A, 4B and 4C of
Red Arrow Subdivision, in
Government Lot 4, Section 31, T3N, R7E, BHM,
Meade County, South Dakota

Surveyed by:
CD/JH
Date
3/25/2021
Drawn by:
CDD
Checked by:
JF

Revisions

Site
Plan
1
of
1

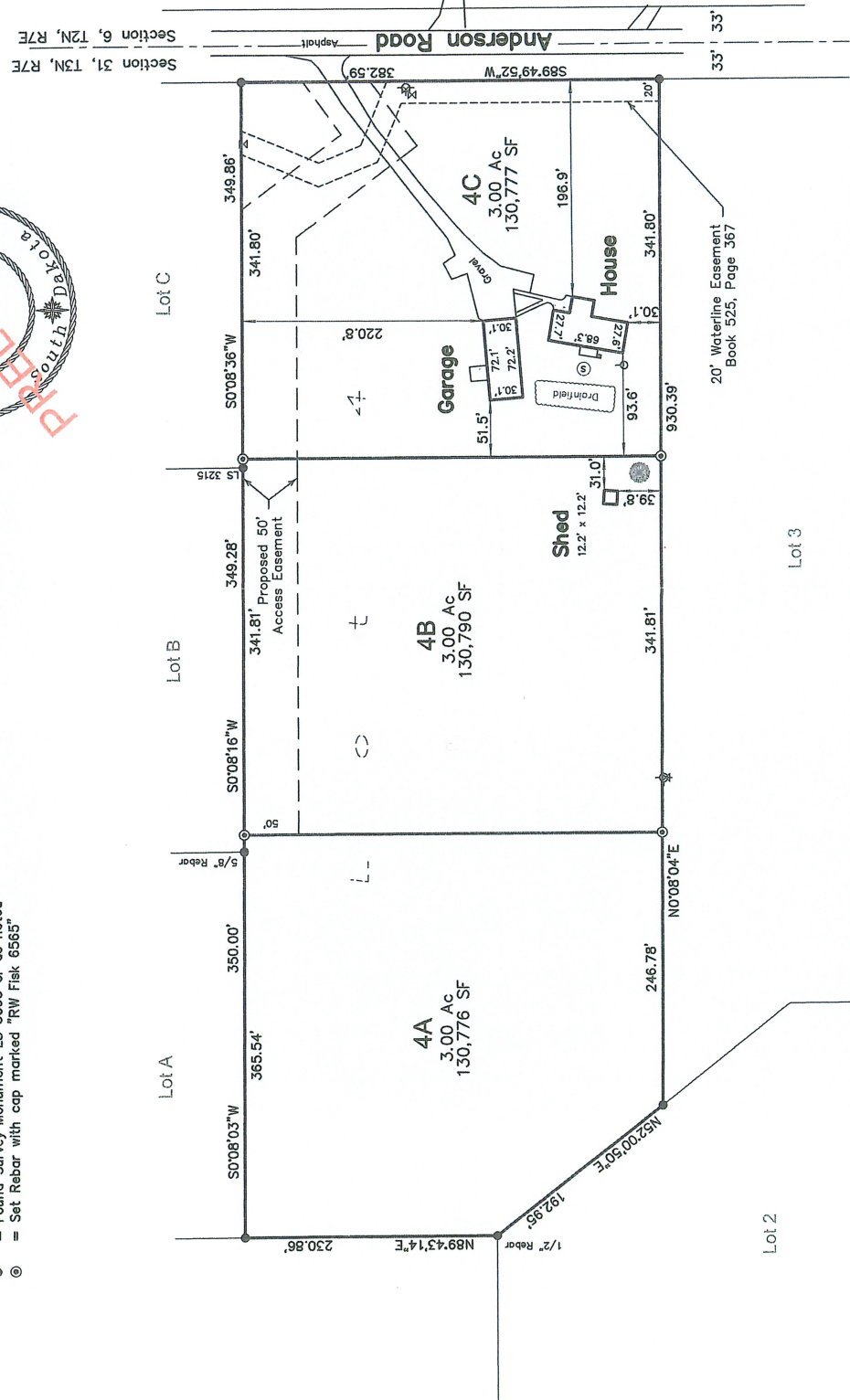
Project No.
21-03-08



Utility and Drainage Easements: 8' on the interior side of all side and rear lot lines (Plat Bk 17, Pg 2).
Bearings and Distances are measured this survey, see Plat Book 17, Page 2 for record information.

LEGEND

- ⊙ = Septic Tank
- ⊕ = Fire Hydrant
- ⊖ = Water Valve
- = Yard Hydrant
- = Fence Line
- ⊙ = Tree (Coniferous)
- ⊙ = Found Survey Monument I.S. 3095 or as noted
- ⊙ = Set Rebar with cap marked "RW Fisk 65665"



PREPARED BY: BASHINSKI SURVEYING, INC.
City of Summit, Register of Deeds
Map of the City of Summit

APPROVAL BY HIGHWAY OR STREET AUTHORITY
City of Summit, Register of Deeds
Map of the City of Summit

CERTIFICATE OF DIRECTOR OF EQUALIZATION
Director of Equalization of Meade County, South Dakota
Map of the City of Summit

CERTIFICATE OF CITY COMMISSION
City Commission of the City of Summit, South Dakota
Map of the City of Summit

CERTIFICATE OF CITY FINANCE OFFICER
Finance Officer of the City of Summit
Map of the City of Summit

COUNTY TREASURER'S CERTIFICATE
Meade County Treasurer
Map of the City of Summit

OWNER'S CERTIFICATE
Registered Land Survey No. 7715
Map of the City of Summit

SUBDIVISION CERTIFICATE
Registered Land Survey No. 7715
Map of the City of Summit

ACKNOWLEDGMENT OF OWNERS
Map of the City of Summit

OFFICE OF REGISTER OF DEEDS
Meade County Register of Deeds
Map of the City of Summit

PLAT OF
Lots 17 thru 19, Block 1; Lots 5 thru 8, Block 2; and Lots 1 thru 12, Block 5;
Green Space 4; Green Space 2; and Dedicated Public Right-of-Way for
Carmichael Drive and Foley Drive, All of Sun Valley Estates

Black Hills Meridian, City of Summit, Meade County, South Dakota, Range 6 East,
Section 14, Township 3 North, Range 6 East.