



City of Summerset
Planning & Zoning Meeting
Agenda

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

Date: July 27th, 2026 @ 6:00 p.m.

- 1) **Call the Meeting to Order**
- 2) **Roll call**
Kenrick, Hirsch, Martin, Brenneman, Bjorum and Oldfield.
- 3) **Call for Changes**
 - a) Approval of the Agenda of the regular meeting for July 27th, 2026, as presented or amended.
- 4) **Consent Calendar**
 - a) **Approval of the Minutes**
Approval of the Minutes of the regular meeting held on July 14th, 2026, as presented or amended.
- 5) **Phase 1A Final Plat – Norman Ranch**
Final Plat presentation for Phase 1A of Norman Ranch consisting of 75 lots.
 - a) Open Discussion
 - b) Close Discussion
 - c) Motion for recommendation
- 6) **Section Line Vacation – Norman Ranch**
Vacation of Section Line per SDCL 31-18-1 and Summerset Ordinance 151.082
 - a) Open Discussion
 - b) Close Discussion
 - c) Motion for recommendation
- 7) **Easement – Black Hills Energy**
Easement to run through City owned property located in Tract B in the SW1/4SE1/4 of Sec. 31, T2N, R7E, BHM.
 - a) Open Discussion
 - b) Close Discussion
 - c) Motion for recommendation
- 8) **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

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City of Summerset is inviting you to a scheduled Zoom meeting.
Topic: City of Summerset's Zoom Meeting
Time: Jul 27, 2026 06:00 PM Mountain Time (US and Canada)
Join Zoom Meeting

Meeting ID: 845 5848 4252

Passcode: 978949

OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, JULY 14th, 2026 @ 6:00 P.M.

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

Roll Call: Dustin Hirsch, David Brenneman, Mike Martin, and Brody Oldfield were present. Also present was Mayor Michael Kitzmiller, Commissioner Gwenn Markham and Public Works Director Anthony Kayl.

Call for Changes: Motion by Hirsch, second by Martin to approve the agenda of the regular meeting for July 14th, 2026. Motion carried.

Consent Calendar:

Motion by Martin, second by Brenneman to approve the minutes of the regular meeting held on June 23rd, 2026. Motion carried.

City of Summerset Comprehensive Plan/Facilities and Recreation – Kailey Snyder

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

Kailey Snyder, Comprehensive Planning and Resiliency Specialist for the Black Hills Council of Local Governments presented the Facilities and Recreation Chapter to the Planning and Zoning Board as part of their comprehensive plan work. Snyder went over the current conditions, utilities, emergency services and public safety. Snyder went over the city services and took input from the Board regarding the same. Also discussed were parks and community recreation facilities. The Board reviewed goals and action items related to the chapter.

Motion by Martin, second by Brenneman, to close discussion. Motion carried.

Adjournment

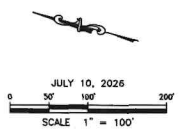
Motion by Hirsch, second by Martin to adjourn the meeting at 6:48 p.m. Motion carried.

Lisa Schieffer, City Administrator

Brody Oldfield, Chairman

PLAT OF
LOTS 1-9 OF BLOCK 1, LOTS 1-10 OF BLOCK 2, LOTS 1A & 1B-13A & 13B OF BLOCK 3,
LOTS 1-27 OF BLOCK 4, LOTS 1-3 OF BLOCK 5 &
MACALLAN WAY, MORAY MIST LANE, HIGHLANDS WAY, & NORMAN AVENUE RIGHT-OF-WAYS
UTILITY EASEMENT AND MAJOR DRAINAGE EASEMENT,
NORMAN RANCH SUBDIVISION

(formerly a portion of the SW1/4 of SW1/4 of Section 32, T3N, R7E and the N158' of
 Gov't Lots 3 & 4 of Section 5, T2N, R7E, BHM)
 LOCATED IN SECTION 32, T3N, R7E AND SECTION 5, T2N, R7E, BHM,
 CITY OF SUMMERSET, MEADE COUNTY, SOUTH DAKOTA



NOTES:

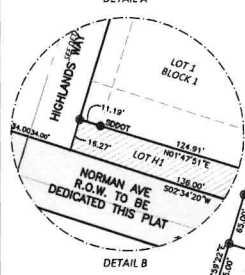
Eight foot (8') utility and minor drainage easement is hereby granted on the interior of side of the side & rear lot lines. A ten foot (10') utility & minor drainage easement is hereby granted on the interior side of the front lot line. Removal or modification of any obstruction or impediment to such an easement shall be the financial responsibility of the landowner.

Major drainage easements shall be kept free of all obstructions, including fences, and that the major drainage easement provides the SummerSet Public Works Department, or their designee(s) the rights of entry, construction, and maintenance in order to facilitate drainage through these easements.

LEGEND:

- Denotes set rebar with survey cap marked "Renner - Assoc. 9213".
 - Denotes Found Survey Monument marked as noted.
 - (R) Denotes Recorded in previous plat or description.
 - (M) Denotes Measured in this survey.
- Base of Bearings:** South Dakota State Plane
 Coordinate System North Zone, NAD 83 (2011)

THE SUBJECT PROPERTY FALLS IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN IN THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 46093C1791F, EFFECTIVE DATE OF SEPTEMBER 16, 2011.



Line Table		
Line #	Length	Direction
L1	33.00'	N87°30'57\"
L2	14.14'	N42°59'25\"
L3	89.25'	N02°00'38\"
L4	14.14'	S47°00'38\"
L5	24.99'	S43°03'53\"
L6	26.78'	S88°03'53\"
L7	10.00'	S02°00'37\"
L8	31.30'	S50°13'58\"
L9	57.33'	N50°14'00\"
L10	14.55'	N81°34'10\"
L11	14.42'	S10°55'15\"
L12	91.75'	N32°56'40\"
L13	88.68'	N55°13'58\"
L14	37.18'	S09°04'00\"
L15	44.08'	S87°59'20\"
L17	78.89'	N00°48'58\"

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	54.85'	174.00'	175°33'	S06°59'11\"
C2	199.82'	200.00'	371°43'	N83°36'41\"
C3	184.71'	226.00'	46°48'43\"	N81°24'14\"
C4	119.20'	174.00'	38°15'00\"	S38°36'29\"
C5	174.70'	500.00'	20°01'07\"	N45°13'28\"
C6	7.66'	528.00'	0°50'04\"	N54°48'58\"
C7	85.02'	528.00'	7°04'59\"	S50°51'28\"
C8	41.08'	226.00'	19°24'54\"	N50°01'32\"
C9	15.81'	354.51'	7°54'38\"	N54°16'40\"
C10	55.74'	474.00'	6°44'14\"	S36°18'47\"
C11	112.85'	474.00'	13°38'28\"	N46°30'08\"
C12	75.09'	528.00'	8°10'47\"	S43°13'37\"
C13	16.55'	59.00'	18°04'21\"	N40°01'09\"
C14	18.81'	500.00'	2°18'12\"	N34°04'48\"
C15	23.70'	226.00'	6°00'30\"	N57°47'22\"
C16	63.38'	174.00'	20°51'49\"	S85°13'02\"
C17	129.84'	200.00'	37°13'30\"	S73°23'53\"
C18	63.84'	226.00'	16°12'35\"	N88°53'55\"
C19	59.18'	226.00'	15°00'29\"	N84°30'28\"
C20	49.89'	174.00'	16°21'42\"	S83°40'47\"
C21	28.71'	30.00'	51°00'28\"	N66°30'24\"
C22	14.50'	59.00'	14°04'47\"	N48°02'33\"
C23	57.04'	59.00'	65°06'17\"	N57°38'05\"
C24	59.60'	59.00'	57°52'26\"	S30°52'33\"
C25	58.97'	59.00'	57°19'50\"	S26°41'36\"
C26	73.75'	59.00'	71°37'13\"	N88°51'51\"
C27	26.71'	30.00'	51°00'28\"	N62°28'07\"
C28	109.04'	592.70'	0°39'07\"	N00°28'36\"
C29	180.88'	592.70'	0°57'42\"	N00°18'49\"
C30	187.99'	592.70'	1°00'18\"	N01°18'48\"

PLAT OF
LOTS 1-9 OF BLOCK 1, LOTS 1-10 OF BLOCK 2, LOTS 1A & 1B-13A & 13B OF BLOCK 3,
LOTS 1-27 OF BLOCK 4, LOTS 1-3 OF BLOCK 5 &
MACALLAN WAY, MORAY MIST LANE, HIGHLANDS WAY, & NORMAN AVENUE RIGHT-OF-WAYS
UTILITY EASEMENT AND MAJOR DRAINAGE EASEMENT,
NORMAN RANCH SUBDIVISION

(formerly a portion of the SW1/4 of SW1/4 of Section 32, T3N, R7E and the N158' of
Gov't Lots 3 & 4 of Section 5, T2N, R7E, BHM)
LOCATED IN SECTION 32, T3N, R7E AND SECTION 5, T2N, R7E, BHM,
CITY OF SUMMERSET, MEADE COUNTY, SOUTH DAKOTA

CERTIFICATE OF OWNERSHIP

We, NORMAN RANCH SUBDIVISION, LLC, do hereby certify that We are the owners of
the tract of land shown and described herein, that said land is free from any
encumbrance, that I did authorize and do hereby approve the survey and within
plot of said land for the purposes indicated herein, I further certify that the
development of this land shall conform to all existing applicable zoning,
subdivision, erosion and sediment control regulations

Any land shown on the within plot as dedicated to public right-of-way is hereby
dedicated to public use and public utility use as 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: NORMAN RANCH SUBDIVISION, LLC.

BY: _____
FORREST THOMPSON

ACKNOWLEDGEMENT OF OWNERSHIP

State of South Dakota
County of Meade S.S.

On the _____ day of _____, 20____, before me, a Notary
Public, personally appeared FORREST THOMPSON of Norman Ranch Subdivision, LLC.,
known to me to be the person described in the foregoing instrument and
acknowledged to me that he signed the same.

NOTARY PUBLIC: _____

My commission expires: _____

APPROVAL BY HIGHWAY OR STREET AUTHORITY

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

Dated this _____ day of _____, 20____.

Highway or Street Authority

CERTIFICATE OF HIGHWAY OR STREET AUTHORITY

State of South Dakota
County of Meade S.S.

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.

Dated this _____ day of _____, 20____.

Highway or Street Authority

CERTIFICATE OF COUNTY TREASURER

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

Dated this _____ day of _____, 20____.

Meade County Treasurer

CERTIFICATE OF REGISTER OF DEEDS

State of South Dakota
County of Meade S.S.



CERTIFICATE OF SURVEYOR

State of South Dakota
County of Pennington S.S.

I, Eric D. Howard, Registered Land Surveyor No. 9213 in the State of South
Dakota, do hereby certify that at the request of the owners listed herein, I
have surveyed the tract of land shown, and to the best of my knowledge and
belief, the within plot is a representation of said survey. Easements or
restrictions of miscellaneous record or private easements that are not known
to me are not shown herein.

In witness whereof, I have hereunto set my hand and seal.

Eric D. Howard, Registered Land Surveyor

Date: _____

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 DIRECTOR OF EQUALIZATION

I, Director of Equalization of Meade County, South Dakota, do hereby certify
that I have on record in my office a copy of the within described plot.

Dated this _____ day of _____, 20____.

Meade County Director of Equalization

CERTIFICATE OF CITY FINANCE OFFICER

I, Finance Officer of the City of SummerSet, South Dakota, do hereby certify that
the foregoing instrument is a true and correct copy of the resolution adopted by
the City Commission of City of SummerSet, South Dakota, at a meeting held on the
_____ day of _____, 20____.

Finance Officer

Date

CERTIFICATE OF CITY FINANCE OFFICER

I, Finance Officer of the City of SummerSet, South Dakota, 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

RESOLUTION OF CITY COMMISSION

Whereas there has been presented to the City Commission of the City of SummerSet,
South Dakota, the within plot of the above described lands, and it appears to this
Council of Commissioners that:

- The system of streets set forth therein conforms to the system of streets of the
existing plots of the City;
- All provisions of the City subdivision regulations have been complied with;
- All taxes and special assessments upon the tract or subdivision have been fully paid;
and
- Such plot and survey thereof have been executed according to law.

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

Dated at SummerSet, South Dakota this _____ day of _____, 20____.

Mayor

Date

COMMUNITY PLANNING & DEVELOPMENT SERVICES

City of Summerset
7055 Leisure Lane, Summerset, SD 57718
Phone: (605) 718-9858 Fax: (605) 718-9883 Web: www.summersetLus

**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	SECTION LINE LOCATED IN LOTS 1-9, BLOCK 1; LOTS 1-10, BLOCK 2; OF NORMAN RANCH SUBDIVISION; AND IN THE NORTH 158 FEET OF GOVERNMENT LOT 4, ALL IN SECTION 5, T2N, R7E, B.H.M.; CITY OF SUMMERSET, MEADE COUNTY, SOUTH DAKOTA		
PROPOSED	SEE ATTACHED		
LOCATION	HIGHLANDS WAY		
Size of Site--Acres	2.260	Square Footage	98,459
Proposed Zoning	N/A		
DESCRIPTION OF REQUEST:	VACATION OF SECTION LINE RIGHT-OF-WAY		Utilities: Private / Public
			Water N/A
			Sewer N/A

APPLICANT

Name NORMAN RANCH SUBDIVISION LLC Phone _____
Address 1624 CONCOURSE CT E-mail _____
City, State, Zip RAPID CITY, SD 57703 Signature _____

PROJECT PLANNER - AGENT

Name RENNER ASSOCIATES, LLC - ERIC HOWARD Phone 605-721-7310
Address 4241 TRIPLE CROWN DR E-mail eric@rennerassoc.com
City, State, Zip RAPID CITY, SD 57701 Signature _____

OWNER OF RECORD (If different from applicant)

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

Property Owner Signature

Signature _____

Print Name: Forrest Thompson

Title*: _____

*required for Corporations, Partnerships, etc.

Date _____

Date _____

Property Owner Signature

Date _____

Signature _____

Print Name: _____

Title*: _____

Date _____

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: _____

Commission Meeting Date: _____

Date Paid: _____

Covenants filing fee? Yes ☐ No ☐Payment Type: Cash ☐ Check ☐ Credit Card ☐

PROPOSED LEGAL DESCRIPTION FOR VACATION

VACATION OF SECTION LINE RIGHT-OF-WAY

LOCATED IN LOTS 1-9, BLOCK 1; LOTS 1-10, BLOCK 2;
OF NORMAN RANCH SUBDIVISION;
AND IN THE NORTH 158 FEET OF GOVERNMENT LOT 4, ALL IN SECTION 5, T2N, R7E, B.H.M.;
CITY OF SUMMERSET, MEADE COUNTY, SOUTH DAKOTA

PETITION TO VACATE PUBLIC RIGHT-OF-WAY OR SECTION LINE HIGHWAY

We, the undersigned, constituting all of the owners of the property adjoining the within described part of public right-of-way or section line highway and consent to such vacation.

Legal description of area to be vacated:

VACATION OF SECTION LINE RIGHT-OF-WAY; LOCATED IN LOTS 1-9, BLOCK 1; LOTS 1-10, BLOCK 2; OF NORMAN RANCH SUBDIVISION; AND IN THE NORTH 158 FEET OF GOVERNMENT LOT 4, ALL IN SECTION 5, T2N, R7E, B.H.M.; CITY OF SUMMERSET, MEADE COUNTY, SOUTH DAKOTA

This petition is based upon the following facts:

Highlands Way Right-of-Way, a 68-foot-wide right-of-way, overlaps and is adjacent to the existing Section Line Right-of-Way and is intended to replace the existing Section Line Right-of-Way.

Name: NORMAN RANCH SUBDIVISION LLC

Address: 1624 CONCOURSE CT City: RAPID CITY State: SD Zip: 57703

Legal Description: SECTION LINE LOCATED IN LOTS 1-9, BLOCK 1; LOTS 1-10, BLOCK 2; OF NORMAN RANCH SUBDIVISION; AND IN THE NORTH 158 FEET OF GOVERNMENT LOT 4, ALL IN SECTION 5, T2N, R7E, B.H.M.; CITY OF SUMMERSET, MEADE COUNTY, SOUTH DAKOTA

Signature: [Signature]

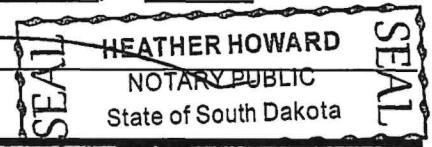
Date: 7/9/2020

Forrest Thompson, being first duly sworn on oath, states that he or she has read the foregoing petition, knows the contents of such petition, and that said petition is in all things true and correct to the best of his or her knowledge and belief.

Subscribed and sworn to before me on this 9 day of July, 20 20.

My commission expires: 8-9-2028

[Signature]
Notary Public



Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Legal Description: _____

Signature: _____

Date: 7/9/20

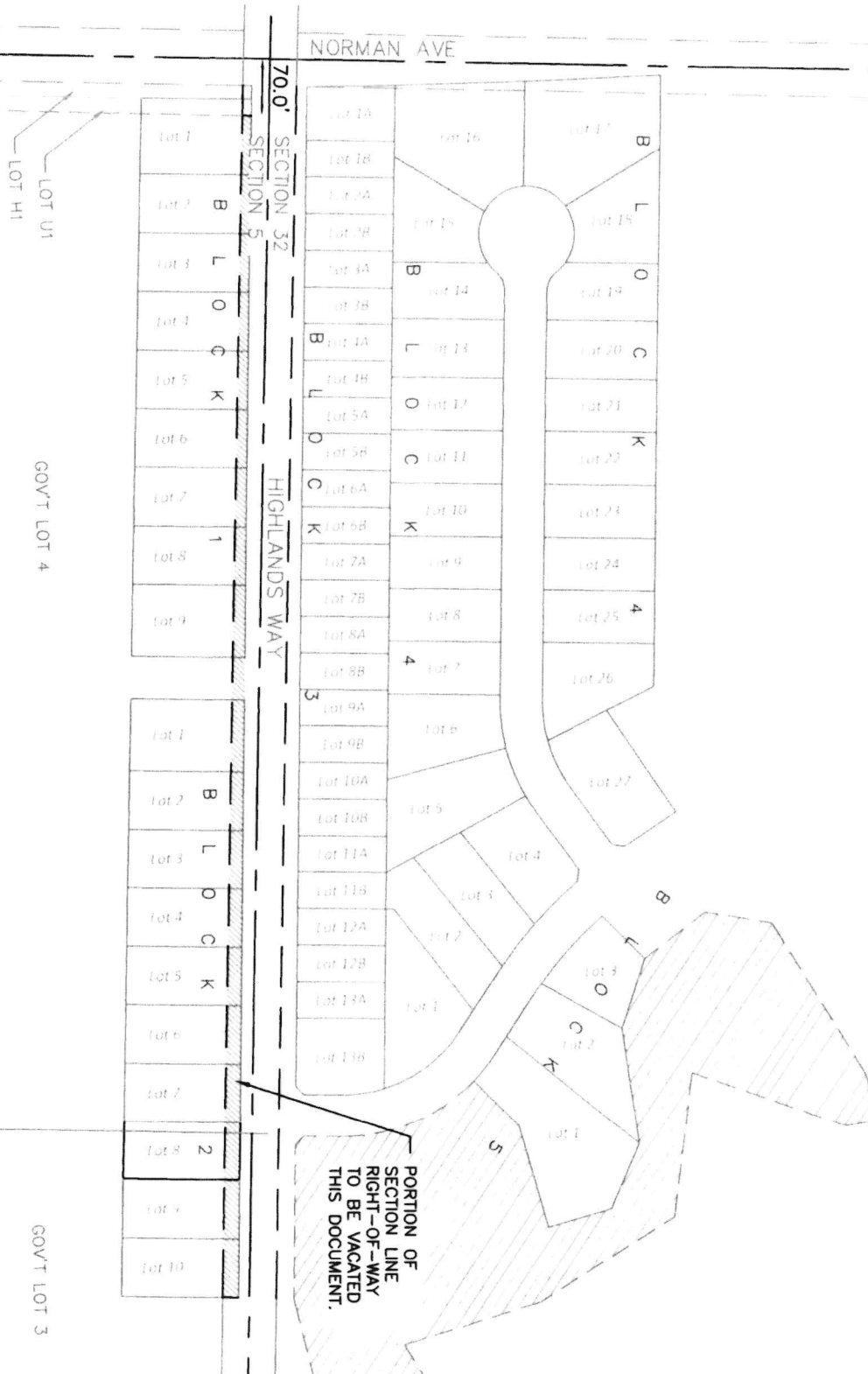
_____, being first duly sworn on oath, states that he or she has read the foregoing petition, knows the contents of such petition, and that said petition is in all things true and correct to the best of his or her knowledge and belief.

Subscribed and sworn to before me on this _____ day of _____, 20 _____.

My commission expires: _____

Notary Public

EXHIBIT 'A'
VACATION OF SECTION LINE RIGHT-OF-WAY
 LOCATED IN LOTS 1-9, BLOCK 1; LOTS 1-10, BLOCK 2;
 OF NORMAN RANCH SUBDIVISION;
 AND IN THE NORTH 158 FEET OF GOVERNMENT LOT 4, ALL IN SECTION 5, T2N, R7E, B.H.M.;
 CITY OF SUMMERSET, MEADE COUNTY, SOUTH DAKOTA.



Heather Howard

From: Olson, Jay <Jay.Olson@blackhillscorp.com>
Sent: Thursday, June 4, 2026 9:19 AM
To: Heather Howard
Cc: Goodrich, Cody
Subject: Vacation Request Utility & Drainage Easement - Norman Ranch Subdivision

Heather,

Black Hills Energy has no objection to this proposed section line easement vacation if there will be platted utility easements along Highlands Way.

Thank you,

Jay Olson
Black Hills Energy | Sr. Right of Way Agent
PO Box 1400 | 7001 Mt. Rushmore Road | Rapid City, SD 57709
Mobile: (307) 760-9959

To Whom it May Concern:

Existing Legal Description: Portion of the SW1/4 of SW1/4 of Section 32, T3N, R7e and the N158' of Gov't Lots 3 & 4 of Section 5, T2N, R7E, BHM, City of Summerset, Meade County, South Dakota.

See attached Proposed Vacation of Section Line. Vacating the utility & ROW section line on Highlands Way.

We are proposing to vacate the utility and/or minor drainage easement & the Right-of-Way on the above-described property.

Highlands Way, a 68-foot-wide public right-of-way, is being platted partially within the existing Section Line Right-of-Way and is intended to replace the existing Section Line Right-of-Way. Only a small remnant of the Section Line Right-of-Way lies outside the proposed Highlands Way right-of-way, and this vacation is requested as part of this platting action.

In order to act on this proposal, the City of Summerset needs to have the comments of any affected utility. I would appreciate your consideration of this proposal as

shown on the attached exhibit. Your comments may be made and emailed to me at heather@rennerassoc.com.

Sincerely,

Heather Howard

Business Administrator

4241 TRIPLE CROWN DR., RAPID CITY, SD 57701

605-721-7310 RENNERASSOC.COM



CIVIL ENGINEERING - LAND SURVEYING

"STAY POSITIVE. WORK HARD. MAKE IT HAPPEN." ~ ANONYMOUS

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Heather Howard

From: Kornegay, Clayton <Clayton.Kornegay@mdu.com>
Sent: Wednesday, June 3, 2026 8:23 AM
To: Heather Howard; office@bhwud.com
Cc: Ian Garduna
Subject: RE: 2nd Request - Vacation Request Utility & Drainage Easement - Norman Ranch Subdivision

Good morning,
Montana-Dakota Utilities does not have any objections to the vacation of the section line ROW and the proposed Highland Way ROW as described below.
Thank you,

Clayton Kornegay

Utility Project Planner Sr.

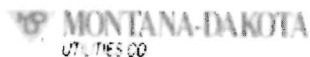
Montana Dakota Utilities

Black Hills Region

C: 605-206-1912

O: 605-355-4032

clayton.kornegay@mdu.com



From: Heather Howard <heather@rennerassoc.com>
Sent: Wednesday, June 3, 2026 8:10 AM
To: Kornegay, Clayton <Clayton.Kornegay@mdu.com>; office@bhwud.com
Cc: Ian Garduna <ian@rennerassoc.com>
Subject: FW: 2nd Request - Vacation Request Utility & Drainage Easement - Norman Ranch Subdivision

** WARNING: EXTERNAL SENDER. NEVER click links or open attachments without positive sender verification of purpose. DO NOT provide your user ID or password on sites or forms linked from this email. **

Good morning,

Please see below request on the attached Vacation we are proposing. Please provide comments for this vacation. Thank you for your time and assistance.

Sincerely,

Heather Howard

Business Administrator

4241 TRIPLE CROWN DR., RAPID CITY, SD 57701

605-721-7310 RENNERASSOC.COM



CIVIL ENGINEERING - LAND SURVEYING

"STAY POSITIVE. WORK HARD. MAKE IT HAPPEN." ~ ANONYMOUS

From: Heather Howard
Sent: Friday, May 29, 2026 4:09 PM

To: 'cody.goodrich@blackhillscorp.com' <cody.goodrich@blackhillscorp.com>; Kornegay, Clayton
<Clayton.Kornegay@mda.com>; 'office@bhwud.com' <office@bhwud.com>; 'Darin McIntosh' <darin.mcintosh@midco.com>
Subject: Vacation Request Utility & Drainage Easement - Norman Ranch Subdivision

To Whom it May Concern:

Existing Legal Description: Portion of the SW1/4 of SW1/4 of Section 32, T3N, R7e and the N158' of Gov't Lots 3 & 4 of Section 5, T2N, R7E, BHM, City of Summerset, Meade County, South Dakota.

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Sincerely,

Heather Howard

Business Administrator

4241 TRIPLE CROWN DR., RAPID CITY, SD 57701

605-721-7310 RENNERASSOC.COM

 **RENNER**
ASSOCIATES, LLC

CIVIL ENGINEERING - LAND SURVEYING

"STAY POSITIVE. WORK HARD. MAKE IT HAPPEN." ~ ANONYMOUS

Heather Howard

From: office@bhwud.com
Sent: Wednesday, June 3, 2026 10:43 AM
To: Heather Howard; Kornegay, Clayton; office@bhwud.com
Cc: Ian Garduna
Subject: RE: 2nd Request - Vacation Request Utility & Drainage Easement - Norman Ranch Subdivision

Heather,

I have reviewed the attachment and Black Hawk Water User District has no objections to the vacation of section line ROW for Highland Way in the Norman Ranch subdivision.

Thank You,

Ken LeBon
Manager
Black Hawk Water User District.
Office. (605)787-5777
Email: office@bhwud.com

From: Heather Howard <heather@rennerassoc.com>
Sent: Wednesday, June 3, 2026 8:10 AM
To: Kornegay, Clayton <Clayton.Kornegay@mdu.com>; office@bhwud.com
Cc: Ian Garduna <ian@rennerassoc.com>
Subject: FW: 2nd Request - Vacation Request Utility & Drainage Easement - Norman Ranch Subdivision

Good morning,

Please see below request on the attached Vacation we are proposing. Please provide comments for this vacation. Thank you for your time and assistance.

Sincerely,

Heather Howard

Business Administrator

4241 TRIPLE CROWN DR., RAPID CITY, SD 57701

605-721-7310 RENNERASSOC.COM



CIVIL ENGINEERING - LAND SURVEYING

"STAY POSITIVE. WORK HARD. MAKE IT HAPPEN." ~ ANONYMOUS

From: Heather Howard
Sent: Friday, May 29, 2026 4:09 PM
To: 'cody.goodrich@blackhillscorp.com' <cody.goodrich@blackhillscorp.com>; Kornegay, Clayton <Clayton.Kornegay@mdu.com>; 'office@bhwud.com' <office@bhwud.com>; 'Darin McIntosh' <darin.mcintosh@midco.com>
Subject: Vacation Request Utility & Drainage Easement - Norman Ranch Subdivision

To Whom it May Concern:

Existing Legal Description: Portion of the SW1/4 of SW1/4 of Section 32, T3N, R7e and the N158' of Gov't Lots 3 & 4 of Section 5, T2N, R7E, BHM, City of Summerset, Meade County, South Dakota.

See attached Proposed Vacation of Section Line. Vacating the utility & ROW section line on Highlands Way.

We are proposing to vacate the utility and/or minor drainage easement & the Right-of-Way on the above-described property.

Highlands Way, a 68-foot-wide public right-of-way, is being platted partially within the existing Section Line Right-of-Way and is intended to replace the existing Section Line Right-of-Way. Only a small remnant of the Section Line Right-of-Way lies outside the proposed Highlands Way right-of-way, and this vacation is requested as part of this platting action.

In order to act on this proposal, the City of Summerset needs to have the comments of any affected utility. I would appreciate your consideration of this proposal as shown on the attached exhibit. Your comments may be made and emailed to me at heather@rennerassoc.com.

Sincerely,

Heather Howard

Business Administrator

4241 TRIPLE CROWN DR., RAPID CITY, SD 57701

605-721-7310 RENNERASSOC.COM

 **RENNER**
ASSOCIATES, LLC

CIVIL ENGINEERING - LAND SURVEYING

"STAY POSITIVE. WORK HARD. MAKE IT HAPPEN." ~ ANONYMOUS

Heather Howard

From: Darin McIntosh <darin.mcintosh@midco.com>
Sent: Monday, June 1, 2026 4:24 PM
To: Heather Howard
Subject: RE: [EXTERNAL] - Vacation Request Utility & Drainage Easement - Norman Ranch Subdivision
Attachments: 2493.01 EXHIBIT VACATION ROW HIGHLANDS WAY-VACATION OF SECTION LINE.pdf

Hello Heather,

After our phone call we learned that the lots have been redrafted to include a 10' front lot easement that will cover Midco where our facilities are on the South side of Highlands Way. Midco has no objections to the portion of the section line vacate at SW1/4 of SW1/4 of Section 32, T3N, R7e and the N158' of Gov't Lots 3 & 4 of Section 5, T2N, R7E, BHM, City of Summerset, Meade County, South Dakota portion requested in this draft.

Thanks,

Darin McIntosh
Regional Construction Project Manager



Office: 6053237354
Darin.McIntosh@Midco.com

Midco.com

Let's go beyond.

From: Heather Howard <heather@rennerassoc.com>
Sent: Friday, May 29, 2026 4:09 PM
To: cody.goodrich@blackhillscorp.com; clayton.kornegay@mdu.com; office@bhwud.com; Darin McIntosh <darin.mcintosh@midco.com>
Subject: [EXTERNAL] - Vacation Request Utility & Drainage Easement - Norman Ranch Subdivision

CAUTION: This email originated from outside of MIDCO.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom it May Concern:

Existing Legal Description: Portion of the SW1/4 of SW1/4 of Section 32, T3N, R7e and the N158' of Gov't Lots 3 & 4 of Section 5, T2N, R7E, BHM, City of Summerset, Meade County, South Dakota.

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We are proposing to vacate the utility and/or minor drainage easement & the Right-of-Way on the above-described property.

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In order to act on this proposal, the City of Summerset needs to have the comments of any affected utility. I would appreciate your consideration of this proposal as shown on the attached exhibit. Your comments may be made and emailed to me at heather@rennerassoc.com.

Sincerely,

Heather Howard

Business Administrator

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CIVIL ENGINEERING - LAND SURVEYING

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**NOTICE OF HEARING ON A PETITION TO VACATE
SECTION LINE RIGHT OF WAY
CITY OF SUMMERSET SD**

NOTICE IS HEREBY GIVEN that a petition has been filed with the City of Summerset, South Dakota, wherein the Petitioner is requesting that the section line right of way be vacated.

WHEREAS a public hearing is to be held for the purpose of receiving public testimony about the action proposed by the petition.

LEGAL DESCRIPTION: Located in Lots 1-9, Block 1; Lots 1-10, Block 2; of Norman Ranch Subdivision; and in the North 158 feet of Government Lot 4, All in Section 5, Township 2 North, Range 7 East, B.H.M.; City of Summerset, Meade County, South Dakota.

AFFECTING LANDOWNERS: Norman Ranch Subdivision LLC

Said petition will be heard before the Summerset City Board of Commissioners on August 20th, 2026, at the hour of 6:00 p.m. in the Commission Room located at 7055 Leisure Lane, Summerset SD at which time any person wanting to demonstrate against the granting of said petition shall have an opportunity to be heard. Information, opinions and arguments may be presented by any person unable to attend the hearing.

Dated this 16th day of July 2026.

City of Summerset

Published twice at the total approximate cost of \$_____.

Prepared by:
Michael V Wheeler, Attorney at Law
516 Fifth Street
Rapid City SD 57701
605-342-2814

CITY OF SUMMERSET

RESOLUTION 2026-06

RESOLUTION VACATING SECTION LINE RIGHT-OF-WAY

WHEREAS, a Petition was presented to the City of Summerset Board of Commissioners in accordance with SDCL § 31-18-1 and pursuant to Summerset Code of Ordinances § 151.082, which Petition contained the notarized signature of the property owner requesting that the City of Summerset Board of Commissioners vacate the Section Line Right-of-Way describe below; and

WHEREAS, the Petition to vacate was considered by the City of Summerset Planning and Zoning Commission on Monday, July 27, 2026; and

WHEREAS, the City of Summerset Planning and Zoning Commission recommended approval of the Petition and recommends approval of this Resolution; and

WHEREAS, a public hearing was held before the Summerset Board of Commissioners on said Petition as required by Summerset Code of Ordinances § 151.082 and applicable South Dakota law (SDCL § 31-18-1) on the 20th day of August, 2026, at the hour of 6:00 p.m.; and

WHEREAS, the City of Summerset Board of Commissioners received public testimony concerning the vacation of said Section Line Right-of-Way; and

WHEREAS, the City of Summerset Board of Commissioners has determined that the Section Line Right-of-Way does not form a part of the Meade County Highway System, or the State of South Dakota Trunk Highway System, nor does the Section Line Right of Way provide access to public lands; and

WHEREAS, the City of Summerset Board of Commissioners has determined the proposed vacation be less than a mile in length; and

WHEREAS, a map of the Section Line Right of Way to be vacated is attached hereto, identified as Exhibit A, and is incorporated herein by this reference; and

WHEREAS Petitioner is the owner of all real property adjoining both sides of the Section Line Right of Way to be vacated; and

WHEREAS, proper written notice was provided to the public utilities and no objections to the Petition to vacate have been received; and

WHEREAS, the City of Summerset Board of Commissioners is satisfied that Notice of Hearing was given as required by the Statutes of the State of South Dakota and does hereby declare that it would be in the public's best interest to vacate said Section Line Right of Way; and

WHEREAS, the City of Summerset Board of Commissioners finds the following:

- (1) The vacation serves the interest of the city by removing maintenance or liability risks.
- (2) The property interest being vacated is not necessary for city operations.
- (3) The land to be vacated is not necessary for public use and convenience.
- (4) The vacation will not create any landlocked properties.
- (5) The vacation will not render access to any parcel unreasonable.
- (6) The vacation will not reduce the quality of public services to any parcel of land.

NOW THEREFORE BE IT RESOLVED that the following Section Line Right-of-Way be vacated:

Located in Lots 1-9, Block 1; Lots 1-10, Block 2; of Norman Ranch Subdivision; and in the North 158 Feet of Government Lot 4, All in Section 5, Township 2 North, Range 7 East, B.H.M.; City of Summerset, Meade County, South Dakota.

BE IT FURTHER RESOLVED that the City of Summerset Finance Officer is hereby authorized and directed to record a certified copy of this Resolution with the Meade County Register of Deeds.

Dated this ____ day of August 2026.

ATTEST:

Michael Kitzmiller, Mayor

Lisa Fischer, Finance Officer

Prepared by: Kolten Odle
Black Hills Power, Inc.
PO Box 1400
Rapid City, SD 57709
(605)490-9688

PS# _____

ELECTRIC EASEMENT OH/UNDERGROUND

THIS EASEMENT is made and entered into this _____ day of _____, 20____, by and between
SOUTH DAKOTA DEPARTMENT OF TRANSPORTATION – “GRANTOR”, and Black Hills Power
Inc. “GRANTEE”.

Grantor, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee, its lessees, licensees, successors and assigns, the right, privilege and perpetual easement, to enter upon the lands of Grantor to survey, construct, operate and maintain, repair, alter, inspect, remove, upgrade, enhance and replace an electric power line with poles, wires, and associated equipment, and all necessary attachments, appurtenances, buried cables or wires, surface terminals, surface markers, transformer pads or vaults, and associated equipment, together with the power to extend to any communications company the right to use the right to use any pole placed pursuant to the provisions hereof, upon, and across that certain piece of real estate hereinafter described. The within grant shall include the right to trim and remove or control by other means any trees or vegetation along said lines where necessary to secure a clearance from conductors of at least 5 feet on either side of power line; the right to install and maintain anchors and guy wires when reasonably necessary which may lie inside and/or outside of right of way. This easement shall run with the land. The easement width shall be five feet (5') on each side of the center line or as depicted in Exhibit “A”.

The real estate above referred to is specifically described and/or depicted as follows, located in Pennington County, South Dakota:

**TRACT B IN THE SW1/4SE1/4 OF SECTION 31, T3N, R7E, BHM
CITY OF SUMMERSET, MEADE COUNTY, SOUTH DAKOTA.**

SEE EXHIBIT "A" attached hereto and incorporated by this reference, which specifically depicts the width, length, and location of the easement created hereby.

This grant shall include the right of ingress and egress over adjacent lands of Grantor as necessary to access the easement; and the right to use so much of the adjoining premises of Grantor during surveying, construction, maintenance, repair, removal, or replacement of said utility lines and related fixtures and devices as may be required to permit the operation of standard utility construction or repair machinery. In exercising its rights of ingress or egress Grantee shall, whenever practicable, use existing roads or lanes and shall repair any damage caused by its use thereof.

It is the intention of the parties hereto that Grantor is hereby conveying the uses herein specified without divesting himself, his heirs or assigns, of the right to use and enjoy the above described premises: PROVIDED, however, such use shall not, in the judgment of said Grantee, interfere with or endanger the construction, safety, operation or maintenance of said lines, and provided further that no structure shall be constructed under or near the lines without written permission from Grantee.

The foregoing right is granted upon the express condition that Grantee will assume liability for all damage to the hereinbefore described property caused by its failure to use due care in the exercise of the right granted hereunder.

IN WITNESS WHEREOF, this instrument has been executed as of the day and year first written above.

Grantor

ACKNOWLEDGEMENT CORPORATE

STATE OF _____ :
COUNTY OF _____ SS.
:

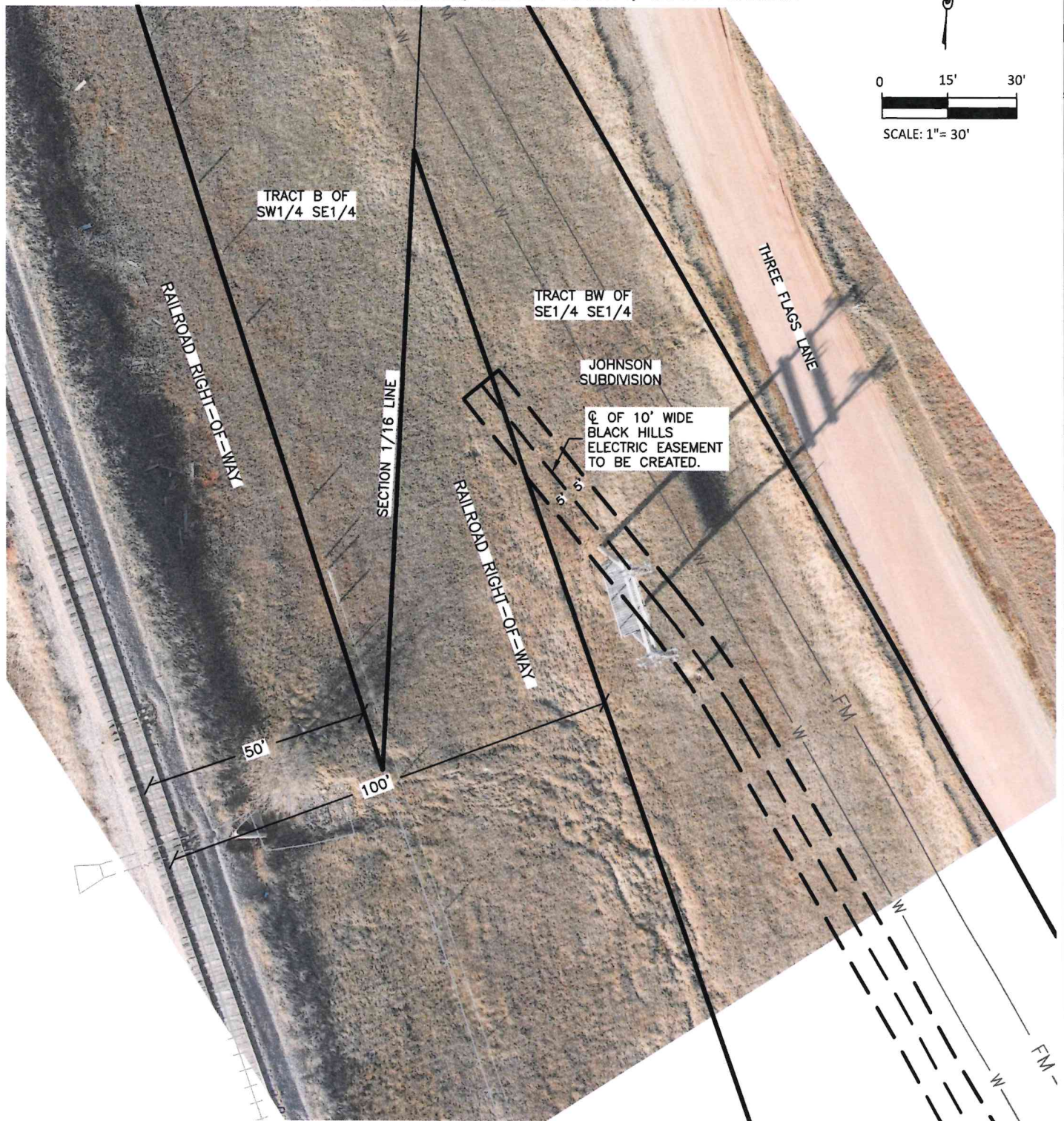
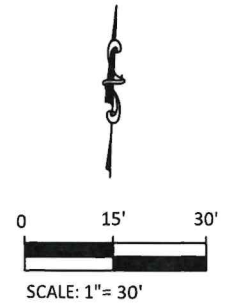
On this _____ day of _____, 20____, before me a Notary Public, duly commissioned and qualified in and for said county and state, personally came _____, the _____ of _____ and acknowledged the said instrument to be their free and voluntary act and deed and the free and voluntary act and deed of said company.

WITNESS my hand and official seal at _____, in said county and state, the date aforesaid.

Notary Public

My Commission Expires: _____
(SEAL)

EXHIBIT 'A'
BLACK HILLS ENERGY EASEMENT
TRACT BW OF SE1/4 SE1/4
JOHNSON SUBDIVISION
 LOCATED IN SECTION 31, T3N, R7E, BHM,
 CITY OF SUMMERSET, MEADE COUNTY, SOUTH DAKOTA



NOTE:
 PROPERTY LINES ARE TAKEN FROM GIS DATA AND WILL NEED TO BE SURVEYED FOR CORRECT LOCATION.

RENNER ASSOCIATES, LLC

CIVIL ENGINEERING 4241 TRIPLE CROWN DRIVE, RAPID CITY, SD 57701
 LAND SURVEYING PH: 605. 721-7310 RENNERASSOC.COM

