

OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, SEPTEMBER 22, 2026 @ 6:00 P.M.

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

Roll Call: Brody Oldfield, Dustin Hirsch, David Brenneman, and Casey Kenrick were present. Also present was City Administrator Lisa Schieffer

Call for Changes: Motion by Kenrick, second by Hirsch to approve the agenda of the regular meeting for September 22nd, 2026. Motion carried.

Consent Calendar:

Motion by Hirsch, second by Kennrick to approve the minutes of the regular meeting held on August 24th, 2026. Motion carried.

Norman Ranch – Phase 1A Amended Final Plat

Motion by Kenrick, second by Brenneman, to open discussion. Motion carried.

Present was Ian Garduna of Renner & Associates to answer any questions from the Board. City Administrator Lisa Schieffer presented the amended final plat of Phase 1A of Norman Ranch to the Board. Schieffer explained to the Board that the final plat had been run through Planning & Zoning again on July 27th and the Commission on August 6th, 2026, due to a clerical issue found on the mylar by the Meade County Register of Deeds.

After Resolution 2026-05 was published and effective on September 2nd, Norman Ranch went to file the mylar with the clerical issues cleaned up and it was rejected by the Meade County Register of Deeds due to a legal description that was missing in the “formally a portion of” section. The plat presented before the Board today now cleans that portion up.

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

Motion by Kenrick, second by Hirsch, to recommend approval to the Board of Commissioners on Phase 1A Amended Final Plat. Motion carried.

Adjournment

Motion by Hirsch, second by Kenrick to adjourn the meeting at 6:02 p.m. Motion carried.

Lisa Schieffer, City Administrator

Brody Oldfield, Chairman



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 <u>33-3-7 All less Erickson Ranch Sub</u>		
PROPOSED <u>Lot 1 Kirk Sub. & dedicated ROW N¹/₂ 33-3-7</u>		
LOCATION <u>8915 Erickson Ranch Rd Parcel #21.33.11</u>		
Size of Site-Acres	Square Footage	Proposed Zoning <u>res</u>
DESCRIPTION OF REQUEST: <u>Plat 9 acres off</u>		Utilities: Private / Public
		Water <u>well</u>
		Sewer <u>Septic</u>

APPLICANT

X Name Rhonda Siegrist Phone 605-430-3647
 Address 8915 Erickson Ranch Rd E-mail rsiegrist2025@yahoo.com
 City, State, Zip Rapid City, SD 57702 Signature _____ Date _____

PROJECT PLANNER - AGENT

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

OWNER OF RECORD (If different from applicant)

X Name Kirk Erickson Phone 605-391-8235
 Address 8915 Erickson Ranch Rd E-mail homesteadranch53@yahoo.com
 City, State, Zip Rapid City, SD 57702

X Kirk Erickson 9/18/26
 Property Owner Signature _____ Date _____
Kirk Erickson 9/18/26
 Signature _____ Date _____
 Print Name: _____
 Title*: landowner
 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

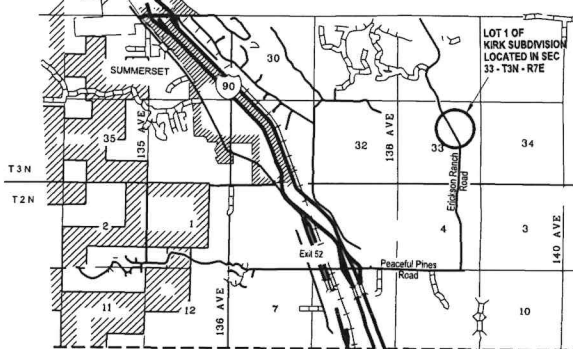
- ☐ Diamond D Water
☐ Black Hills Water
☐ Quaal Road District
☐ Other: _____
☐ Other: _____
☐ Other: _____
☐ Other: _____

Planning and Zoning Meeting Date: _____
 Commission Meeting Date: _____
 Date Paid: _____

Payment Type: Cash ☐ Check ☐ Credit Card ☐

This is a detailed survey plat for Lot 1, Kirk Subdivision, which is 9.00 Acres (392,040 Sq. Ft. More or Less). The plat shows the following details:

- Owner:** Kirk Erickson N1/2 of Section 33 - T3N - R7E
- Boundaries:**
 - North: S86°08'18"E, 762.94'
 - West: N4°00'00"E, 447.78'
 - South: S89°28'41"W, 2532.62'
 - East: S90°00'00"W, 301.11'
 - South-East: N56°04'00"W, 224.43'
 - East: S41°18'00"W, 172.96'
 - North-East: N81°27'57"W, 406.14'
 - East: S82°20'00"E, 514.66'
 - North-East: S51°48'00"E, 514.85'
- Easements:**
 - A 33' wide Access Easement to be dedicated with this Plat.
 - A 33' Access Easement.
 - Additional 10' wide strip to be dedicated for Public ROW (Right of Way).
 - Additional 10' wide strip to be dedicated for Public ROW.
- Structures and Features:**
 - Water Well
 - Septic Tank
 - Centaine Erickson Ranch Road
 - Found Pipe in Mound of Stone
- Legend:**
 - Set 5/8" x 20" Rebar w/ cap "BROSZ ENG RLS 5353"
 - ▲ Found Pipe in Mound of Stone
- Other Notes:**
 - W1/4 Corner Sec. 33-3-7
 - Owner: Kirk Erickson N1/2 of Section 33 - T3N - R7E

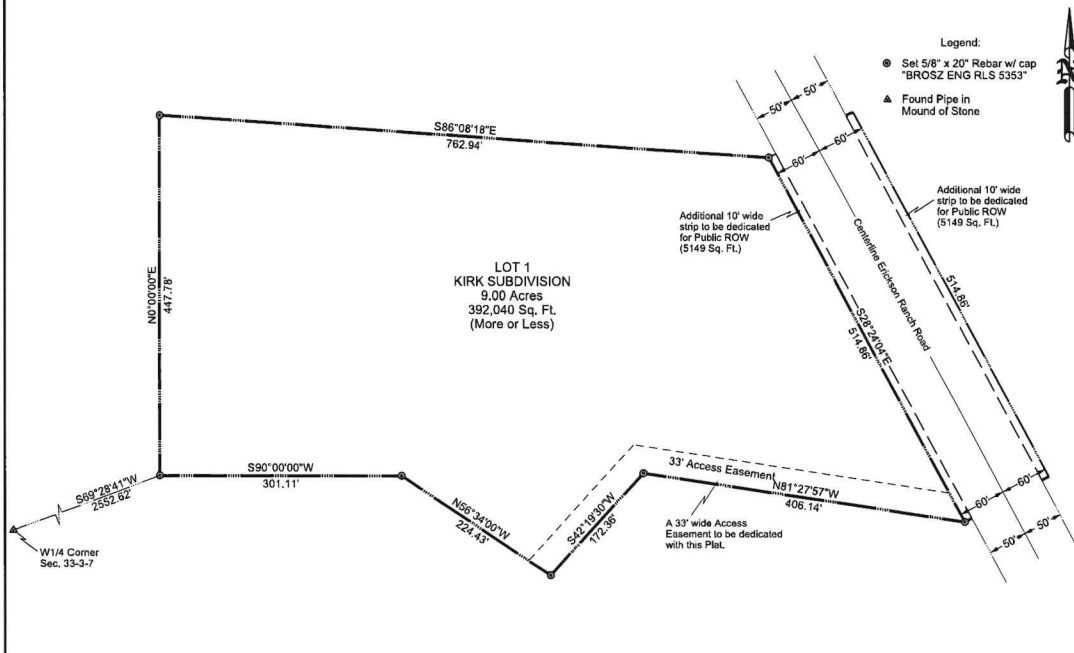


Meade County Director of Equalization



Prepared by: Michael A. Jordan
Brosz Engineering
3561 Whitewood Rd. Box 636
Sturgis, SD 57785

PLAT OF LOT 1 KIRK SUBDIVISION
AND DEDICATED ERICKSON RANCH ROAD RIGHT OF WAY
IN THE N1/2 OF SECTION 33 - TOWNSHIP 3 NORTH - RANGE 7 EAST
OF THE BLACK HILLS MERIDIAN
MEADE COUNTY, SOUTH DAKOTA
SCALE: 1 INCH = 100 FEET



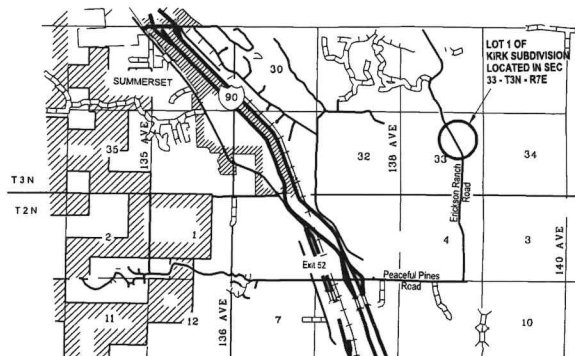
DRAINAGE NOTES

All major drainage easements shown hereon shall be kept free of all obstructions including, but not limited to, buildings, walls, fences, hedges, 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 necessary to facilitate drainage from any source.

PLAT NOTES:

- 1) Building Restrictions per the most recently adopted International Building Code and Building Setback Requirements per the City of Summerset Ordinances.
- 2) Per SDCL 11-3-8.1 and 11-3-8.2, If the subdivision shown hereon is adjacent to or includes any of the waters of the state, the developer of such subdivision shall be responsible for protecting such body of water from pollution from sewage from such subdivision.
- 3) This property is located on FEMA FIRM Panel 46093C1800F, Zone X, Date 9/16/2011.
- 4) Basis of Bearings: South Dakota State Plane Coordinate System South Dakota North Zone NAD 83/2011 Distance shown are Grid Scale Factor = 0.9998958
- 5) Utility and Minor Drainage Easements: An eight foot (8') wide utility and minor drainage easement is hereby granted on the interior side of all lot lines. Removal or modification of any obstruction or impediment to such an easement shall be the financial responsibility of landowners.
- 6) An Additional 10' wide strip of land along Erickson Ranch Road is hereby dedicated for future road improvements.

VICINITY MAP - MEADE COUNTY



OWNER'S CERTIFICATE

I, Kirk A. Erickson, do hereby certify that I am the owner of the tract of land shown and described hereon, and that I did authorize and do join in and approve the survey and plat. I further certify that the development of this land shall conform to all existing applicable zoning, subdivision, erosion and sediment control regulations. Dedicated right-of-way as shown hereon is dedicated to public use.

IN WITNESS WHEREOF

I hereunto set my hand this _____ day of _____, 2026.

Kirk A. Erickson, Owner

ACKNOWLEDGMENT OF OWNER

State of South Dakota County of Meade

On the _____ day of _____, 2026, before me, a Notary Public, personally appeared Kirk A. Erickson, known to me to be the person described in the foregoing instrument and acknowledged to me that he signed the same.

My Commission Expires: _____

Notary Public

SURVEYOR'S CERTIFICATE

I, Michael A. Jordan, Registered Land Surveyor No. 5353 in the State of South Dakota, on the basis of my knowledge, information and belief, do hereby certify that as the request of said Owner the survey represented by this plat is in all respects correct and was made under my supervision, on the ground, is the normal standard of care of Professional Land Surveyors practicing in the State of South Dakota. This survey does not constitute a title search to determine ownership or easements of record as performed by myself or by Brosz Engineering.

IN WITNESS WHEREOF, I have set my hand and seal

this _____ day of _____, 2026.

Michael A. Jordan
Registered Land Surveyor No. 5353

CERTIFICATE OF HIGHWAY OR STREET AUTHORITY

The location of the existing access to the highway or street as shown hereon is hereby approved. Any change in the location of the existing access shall require additional approval.

Dated this _____ day of _____, 2026.

Highway or Street Authority

OFFICE OF REGISTER OF DEEDS

COUNTY TREASURER'S CERTIFICATE

I, Treasurer of Meade County, South Dakota, do hereby certify that all taxes, which are liens upon the land described hereon, as shown by the records of my office, are fully paid.

Meade County Treasurer _____ 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 _____, 2026.

Planning Commission Member _____

RESOLUTION OF CITY COMMISSION

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

- a. The system of streets set forth therein conforms to the system of streets of the existing plats of the City, and
- b. All provisions of the City Subdivision Regulations have been complied with, and
- c. All taxes and special assessments upon the Tract or Subdivision have been fully paid
- d. And such plat and survey thereof have been executed according to the law.

Now therefore, be it resolved that said plat is hereby approved in all respects.

Dated at Summerset, South Dakota this _____ day of _____, 2026

Mayor of the City of Summerset _____

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 the City of Summerset, South Dakota at a meeting held on the _____ day of _____, 2026.

Finance Officer of the City of Summerset _____

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 _____, 2026.

Finance Officer of the City of Summerset _____

CERTIFICATE OF DIRECTOR OF EQUALIZATION

I, Director of Equalization of Meade County, South Dakota, do hereby certify that I have a copy of the within described plat.

Dated this _____ day of _____, 2026.

Meade County Director of Equalization _____



Project: 2303204

Date: 09/15/2026

Sheet: 1 of 1

Prepared by: Michael A. Jordan
Brosz Engineering
3561 Whitewood Rd, Box 636
Sturgis, SD 57785



Plat Review

Preliminary Plat of Lot 1 and Dedicated Erickson Ranch Road Right of Way

All Located in the N1/2 of Section 33, Township 3 North, Range 7 East, Black Hills Meridian, Meade County, South Dakota

Prepared By: Michael Jordan
Submitted On: Wednesday, September 2, 2026
Reviewed By: Eric Jasper, HDR Engineering, Inc.
Review Date: Thursday, September 4, 2025

The contents of this checklist are based upon the content outlined in the City's Subdivision Ordinances 151 and 155.

The following items have been reviewed for the Plat as defined above:

Plat Content

☒	Subdivision name shall not duplicate, be the same in spelling, or alike in pronunciation with the name of any other recorded subdivision, unless it is an extension of or adjacent to said subdivision
Comments	
☒	Includes a Scale & North Arrow
Comments	
☒	All Lot and Block Lines are illustrated
Comments	
☐	Bearing & Distances check
Comments	
☒	Lot & Block numbering pattern is systematic (not scattered)
Comments	
☒	Areas of all Lots is identified in both square footage and acres
Comments	Show sqft.
☒	Lots meet lot width and area requirements
Comments	
☐	For R-3 zoned properties, all required greenspaces are provided
Comments	Zoned as R-1.
☒	All Easements are identified & Include Dimensions
Comments	
☒	Right-of-ways determined by Meade county covenants. Need to show 60' of right of way dedicated from centerline of Erickson Ranch rd for a total 120 ROW.
Comments	
☒	Names of all adjoining subdivisions, other unplatted properties, and easements are labeled
Comments	Name property around this one.



Plat Review

- ☒ Boundary Lines of the area being subdivided are tied to the nearest established street line, section corner, other previously described subdivision, or other recognized permanent monuments accurately described per SDCL-43-18, 43-20, and 43-21
Comments
- ☒ Location of all monuments and permanent control points, and all survey pins, either set or located as required by SDCL 43-18, 43-20, and 43-21.
Comments
- ☒ Plat identifies and delineates any portions of the property intended to be dedicated or granted for public use such as drainage facilities, schools or park land.
Comments
- ☒ All dimensions, both linear and angular, necessary for locating the boundaries of the subdivision lots, streets/roads, alleys, easements, and other areas for public or private use are shown to the nearest 1/100 of a foot.
Comments
- ☒ Dimensions are identified for the radii, chords, length of curve, point of tangency, and central angles for all curvilinear streets/roads and radii for rounded corners.
Comments
- ☒ The boundary lines of the floodway and 100-year flood zones, along with the base flood elevation on each lot as delineated on the Flood Insurance Rate Maps (FIRM) are illustrated.
Comments N/A

Certifications

- ☒ Acknowledgment of the Owner or Owners of the plat of any restrictions, including dedication to public use of all streets/roads, alleys, parks or other open spaces shown thereon and the granting of easements required; as well as the use of any required common areas is included.
Comments **Update the years of certificates at the bottom of the plat to reflect 2026.**
- ☒ Acknowledgement of Registered Land Surveyor
Comments
- ☐ Acknowledgement of City Finance Officer
Comments **Need.**
- ☒ Acknowledgement of County Treasurer
Comments
- ☒ Acknowledgement of County Official of Equalization
Comments
- ☒ Acknowledgement of all relevant Street and/or Highway Authorities
Comments
- ☒ Acknowledgement of Planning Commission
Comments
- ☐ Board of Commissioners Resolution, signed by the Mayor and the Finance Officer
Comments **Need.**
- ☒ Register of Deeds Recording area
Comments



Plat Review

Comments from the City Council and the Planning & Zoning Committee may also be included with this review.

The next City Council Meeting is scheduled for: Thursday, August 15, 2024

The next Planning & Zoning Meeting is scheduled for: Tuesday, August 13, 2024

The following additional comments have been shared by various members of the City's Planning & Zoning Committee and City Council: