

**OFFICIAL MINUTES**  
**SUMMERSET PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**MARCH 25th, 2025 @ 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, Casey Kenrick, and Brittnei Bjorum. Absent: Mitchell Woldt. Also present was the City Finance Officer Brielle Schrock.

**Call for Changes:** Motion by Kenrick, second by Hirsch to approve the agenda of the meeting for March 25th, 2025. Motion carried.

**Consent Calendar:** Motion by Bjorum, second by Kenrick to approve the minutes of the regular meeting of March 11th, 2025. Motion carried.

**Variance Hearing – Matt Leon/Leon Holdings.**

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

City Finance Officer Brielle Schrock presented the variance application to the Board. Notice had been sent to the paper, a variance sign was posted on the property, and proof of certified mailings was received. Mr. Leon is asking for a variance to not put in a hard surfaced parking area below the retaining wall. Mr. Leon has hard surfaced and handicapped parking on both sides of the building.

The Board asked Mr. Leon about the available spaces for parking. Mr. Leon stated that he has five employees and 8 to 9 spaces available. The area below the retaining wall would be gravel for his construction equipment.

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

Motion by Kenrick, second by Bjorum to recommend to the Board of Commissioners approval of the variance. Motion carried.

**ADJOURNMENT**

Motion by Bjorum, second by Kenrick to adjourn the meeting at 6:04 p.m. Motion carried.

---

Brielle Schrock, Finance Officer

---

Brody Oldfield, Chairman

## Summerset Comprehensive Plan Survey

**The City of Summerset is updating its Comprehensive Plan and wants your input!**

**The purpose of this survey is to provide an opportunity for residents to give their opinions about challenges and opportunities facing the community. This information will be used to draft the comprehensive plan intended to help create a better future for Summerset and improve the quality of life for the people that live and work here.**

***It is estimated this survey will take about 15 minutes to complete.***

**What is a Comprehensive Plan?**

**A comprehensive plan is a document utilized by a city government to help guide policy and decisions-making about the future growth and development of a community.**

**Your participation is greatly appreciated!**

**Visit the Summerset Comprehensive Plan project website at [www.summersetdplan.com](http://www.summersetdplan.com) for more information and ways to get involved.**

**This survey will be available until:  
(Date)**

## Summerset Comprehensive Plan Survey

### About You

**1. Please check all of the following that apply to you:**

- |  |  |
|--|--|
| <input type="checkbox"/> I live in Summerset year-round                                  | <input type="checkbox"/> I own a business in Summerset |
| <input type="checkbox"/> I live in Summerset part-time ( <i>seasonally</i> )             | <input type="checkbox"/> I am a visitor in Summerset   |
| <input type="checkbox"/> I live outside of Summerset city limits, but consider it "home" | <input type="checkbox"/> Prefer not to answer          |
| <input type="checkbox"/> I work in Summerset   |  |

**2. Please check all of the following that apply to you:**

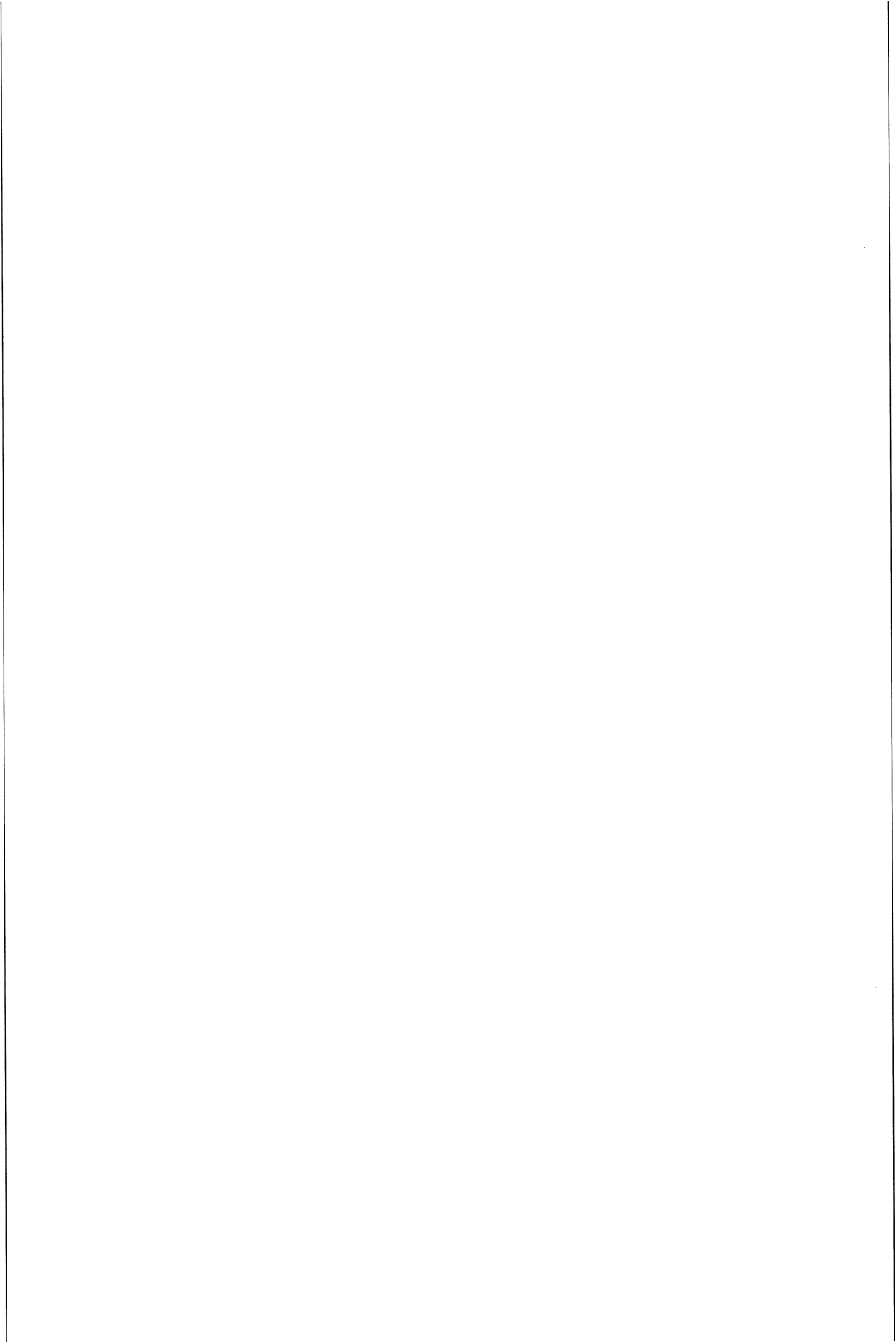
- ☐ I have a child/children that attend Piedmont Elementary School
- ☐ I have a child/children that attend Blackhawk Elementary School
- ☐ I have a child/children that attend Stagebarn Middle School
- ☐ I have a child/children that attend Sturgis High School
- ☐ I have a child/children that attend Rapid City Area School District
- ☐ Prefer not to answer
- ☐ None of the above
- ☐ Other (please specify)

**3. How do you normally stay up to date on current events in Summerset? Check all that apply.**

- |   |  |
|---|--|
| <input type="checkbox"/> Newspaper              | <input type="checkbox"/> City of Summerset website         |
| <input type="checkbox"/> Social media           | <input type="checkbox"/> Church                            |
| <input type="checkbox"/> TextMyGov              | <input type="checkbox"/> School                            |
| <input type="checkbox"/> Newsletter             | <input type="checkbox"/> Flyers posted at local businesses |
| <input type="checkbox"/> Word of mouth          | <input type="checkbox"/> Not Applicable                    |
| <input type="checkbox"/> Other (please specify) |  |

**4. What is your age range?**

- |                                |  |
|--------------------------------|--|
| <input type="radio"/> Under 18 | <input type="radio"/> 45-54                |
| <input type="radio"/> 18-24    | <input type="radio"/> 55-64                |
| <input type="radio"/> 25-34    | <input type="radio"/> 65+                  |
| <input type="radio"/> 35-44    | <input type="radio"/> Prefer not to answer |



## Summerset Comprehensive Plan Survey

### Community Character & Services

#### 5. Please rate Summerset in the following areas:

	Excellent	Good	Fair	Poor	Not Sure
Safety	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Aesthetics (look and feel)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community events	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Activities for youth	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Service for seniors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Educational opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Employment opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Business opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Emergency preparedness	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Environmental friendliness	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

#### 6. Please provide any comments you have about the areas rated in the above question.

**7. Please rate the following public services in Summerset:**

	Excellent	Good	Fair	Poor	Not Sure
Sewer utilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Water utilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Trash collection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Street maintenance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Snow removal	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Street lighting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Law enforcement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Emergency services (e.g. fire, ambulance)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Code enforcement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
City government (administration)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public notification for city meetings, events, & issues	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**8. Please provide any comments you have about the services rated in the above question.**

## Summerset Comprehensive Plan Survey

### Housing

**9. Do you rent or own the property where you live?**

- ☐ Rent
- ☐ Own
- ☐ Prefer not to answer
- ☐ Other (please specify)

**10. What are the biggest challenges related to housing in Summerset? Check up to three (3) of the following:**

- |   |  |
|---|--|
| <input type="checkbox"/> Overall availability of housing for year-round residents | <input type="checkbox"/> Cost of lots/new construction |
| <input type="checkbox"/> Affordability/cost of existing housing                   | <input type="checkbox"/> Increasing property taxes     |
| <input type="checkbox"/> Quality or condition of housing                          | <input type="checkbox"/> None of the above             |
| <input type="checkbox"/> Lack of variety of housing types                         | <input type="checkbox"/> Not sure                      |
| <input type="checkbox"/> Availability of buildable lots for new construction      |  |
| <input type="checkbox"/> Other (please specify)                                   |  |

**11. What types of housing are most needed in Summerset? Check up to three (3) of the following:**

- |  |   |
|--|---|
| <input type="checkbox"/> Single-family residences        | <input type="checkbox"/> Manufactured/mobile home parks                                   |
| <input type="checkbox"/> Townhomes/condominiums/duplexes | <input type="checkbox"/> Affordable housing   |
| <input type="checkbox"/> Apartments                      | <input type="checkbox"/> Senior housing (e.g. assisted living facilities, nurse homes...) |
| <input type="checkbox"/> Long-term rental properties     | <input type="checkbox"/> Not sure   |
| <input type="checkbox"/> Other (please specify)          |   |

**12. Please provide any comments related to the current housing situation in Summerset below.**

## Summerset Comprehensive Plan Survey

### Transportation

**13. Which of the following are most important as they relate to improving transportation in Summerset? Check up to three (3) of the following:**

- |   |  |
|---|--|
| <input type="checkbox"/> Improving city streets                                       | <input type="checkbox"/> Public Transportation |
| <input type="checkbox"/> More parking available in commercial areas                   | <input type="checkbox"/> Traffic Safety        |
| <input type="checkbox"/> More parking available in residential areas                  | <input type="checkbox"/> None of the above     |
| <input type="checkbox"/> Pedestrian Infrastructure (e.g. sidewalks, crosswalks, etc.) | <input type="checkbox"/> Not sure              |
| <input type="checkbox"/> Bike Infrastructure (e.g. lanes, paths, trails, etc.)        |  |
| <input type="checkbox"/> Other (please specify)                                       |  |

**14. Please comment on any transportation safety concerns in the area. (unsafe intersections, safe routes to schools, etc.)**

**15. Please provide any comments related to transportation in Summerset and/or identify any specific locations in need of transportation improvements. (e. g., street repairs, sidewalks, or bike paths needed, etc.)**



## Summerset Comprehensive Plan Survey

### Parks & Recreation

**16. How satisfied are you with Summerset's existing parks and recreation facilities?**

- ☐ Very satisfied
- ☐ Somewhat satisfied
- ☐ Neither satisfied nor dissatisfied
- ☐ Somewhat dissatisfied
- ☐ Very dissatisfied
- ☐ Not Sure

**17. What additional recreation facilities or improvements are needed in Summerset?**

Check up to three (3) of the following:

- |   |   |
|---|---|
| <input type="checkbox"/> Playgrounds  | <input type="checkbox"/> Summer programs/activities |
| <input type="checkbox"/> Picnic shelters  | <input type="checkbox"/> Winter programs/activities |
| <input type="checkbox"/> Athletic fields ( <i>e.g. baseball, football, soccer, etc.</i> ) | <input type="checkbox"/> Dog park                   |
| <input type="checkbox"/> Outdoor exercise stations  | <input type="checkbox"/> None of the above          |
| <input type="checkbox"/> Community gardens  | <input type="checkbox"/> Not sure                   |
| <input type="checkbox"/> Biking and walking paths   |   |
| <input type="checkbox"/> Other (please specify)   |   |

**18. Please provide any comments you have about parks and recreation in Summerset.**

## Summerset Comprehensive Plan Survey

### Land Use & Development

19. Which of the following statements best describes your opinion about the future growth and development of Summerset?

- ☐ Growth and development should be encouraged as much as possible.
- ☐ Limited growth and development should be encouraged.
- ☐ Minimal (or no) growth and development should be encouraged.
- ☐ Not Sure

20. If Summerset were to grow in the future, which direction would you prefer?

- ☐ Northwest
- ☐ East
- ☐ South
- ☐ Southwest
- ☐ West
- ☐ All directions
- ☐ Not sure
- ☐ Other (please specify)

21. What types of development are most needed in Summerset? Check up to three (3) of the following:

- ☐ Residential (e.g. housing developments, apartments, assisted living facilities, etc.)
- ☐ Local commercial (e.g. businesses primarily serving residents, such as grocery and clothing stores, offices, etc.)
- ☐ Tourism-oriented commercial (e.g. businesses primarily serving visitors, such as hotels, attractions, etc.)
- ☐ Community facilities (e.g. schools, community center, museums, medical centers, etc.)
- ☐ Recreational (e.g. parks, trails, etc.)
- ☐ Mixed-use (e.g. both residential and commercial uses in one building)
- ☐ Industrial (e.g. manufacturing and warehouse facilities)
- ☐ Parking areas
- ☐ None of the above
- ☐ Not sure
- ☐ Other (please specify)

**22. How important are each of the following as they relate to the future development of Summerset?**

	Very Important	Somewhat Important	Not Very Important	Not Important	Not Sure
Encouraging infill development within city limits	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Expanding city limits	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Updating land use regulations	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ensuring new buildings fit with the character of the community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Creating a city center	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Preserving space for cultural and public services (library, community center, museums...)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Preserving space for future school expansion	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Preserving natural areas and open spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**23. What other items or issues are important to you relating to the future growth and development of Summerset?**

## Summerset Comprehensive Plan Survey

### Economic Development

24. Which of the following are most important relating to future economic development in Summerset? Check up to three (3) of the following:

- |  |   |
|--|---|
| <input type="checkbox"/> Planning more community events in Summerset         | <input type="checkbox"/> Providing more parking   |
| <input type="checkbox"/> Creating more job opportunities for local residents | <input type="checkbox"/> Continued collaboration with surrounding communities             |
| <input type="checkbox"/> Attracting more businesses to locate in Summerset   | <input type="checkbox"/> Developing the area's workforce                                  |
| <input type="checkbox"/> Helping existing businesses to expand and grow      | <input type="checkbox"/> Providing opportunities and guidance for young/new entrepreneurs |
| <input type="checkbox"/> Providing more shopping opportunities for locals    | <input type="checkbox"/> Not sure   |
| <input type="checkbox"/> Other (please specify)                              |   |

25. What types of businesses or services are most needed in Summerset? Check up to four (4) of the following:

- ☐ Retail(e.g. coffee shops, clothing stores, hardware stores, etc.)
- ☐ Entertainment(e.g. restaurants, theaters, etc.)
- ☐ Business and personal services(e.g. banks, attorneys, salons, florists, etc.)
- ☐ Social services(e.g. food and housing assistance, non-profits, etc.)
- ☐ Childcare(e.g. day care centers, preschools, after-school programs, etc.)
- ☐ Healthcare(e.g. doctors, dentists, physical therapy, etc.)
- ☐ Recreation and wellness(e.g. gym, yoga studio, nutritionist, etc.)
- ☐ Cultural and educational(e.g. museums, community education, trainings, etc.)
- ☐ Tourism-related(e.g. gift shops, hotels, etc.)
- ☐ Agricultural(e.g. equipment sales and service, animal feed stores, etc.)
- ☐ Construction and repair services(e.g. contractors, auto repair, etc.)
- ☐ Manufacturing(e.g. industrial warehouses, factories, etc.)
- ☐ Local Food Networks (e.g. farmers' market, urban farming, local food bank, community garden, etc.)
- ☐ Not Sure
- ☐ Other (please specify)

**26. Please provide any comments you have about how to improve the economy in Somerset.**

## Summerset Comprehensive Plan Survey

### Final Comments

**27. What do you like most about Summerset?**

**28. What improvements would make Summerset even better?**

**29. What are the biggest challenges facing Summerset?**

**30. Please provide any final comments, concerns, or suggestions related to the future growth and development of Summerset.**

## Summerset Comprehensive Plan Survey

**Thank You!**

**Thank you for completing this survey.**

**For more information about the Summerset Comprehensive Plan, please visit:**

**[www.summersetdplan.com](http://www.summersetdplan.com)**