

OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
REGULAR MEETING
July 8th, 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, Mitchell Woldt (via zoom), and Brittini Bjorum. Woldt. Also present was City Administrator Lisa Schieffer.

Call for Changes: Motion by Hirsch, second by Kenrick to approve the agenda of the meeting for July 8th, 2025. Motion carried.

Consent Calendar: Motion by Hirsch, second by Bjorum to approve the minutes of the regular meeting of April 22nd, 2025. Motion carried.

Annexation of Property – Norman Ranch

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

City Administrator Lisa Schieffer presented the annexation petition to the Board. Present were Megan Kingsbury and Tony Thompson. Ms. Kingsbury addressed the Board and explained that this was originally part of the Norman Ranch project and now they have ownership of the same and are before the Board asking to have the same annexed into the City of Summerset. Schieffer explained that the legal that has been presented can be a recordable legal according to the Meade County Register of Deeds.

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 annexation. Motion carried.

Summerset Comprehensive Plan Community Survey/Summerset Community Meetings Summary – Kailey Snyder.

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

Ms. Snyder did an overview of the Summerset Community Meetings Summary. The meetings took place on June 3rd and 24 citizens from the community took part in the meetings. Snyder went on to review the top assets, small and big changes as a place to live, recreation, work, transportation, business and visiting Summerset. Snyder went onto the Community Survey in its final format and asked the Board, after review, if everything looked good to release the same to the public. The Board agreed that it could be released to the public.

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

Motion by Bjorum, second by Hirsch to release the Summerset Comprehensive Plan Community Survey Results and the Summerset Community Meeting Summary to the public. Motion carried.

ADJOURNMENT

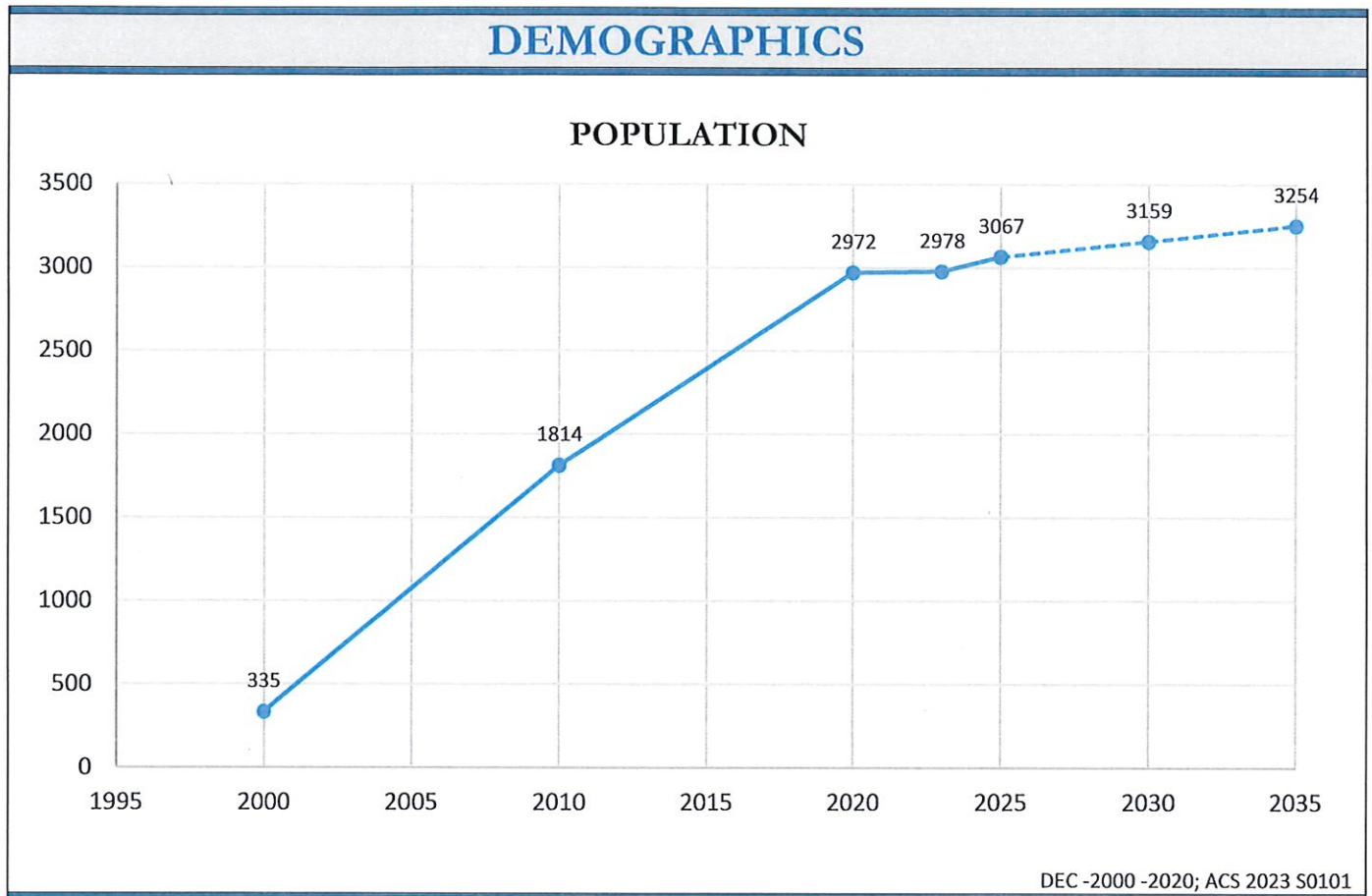
Motion by Kenrick, second by Bjorum to adjourn the meeting at 6:35 p.m. Motion carried.

Brielle Schrock, Finance Officer

Brody Oldfield, Chairman

SUMMERSET COMMUNITY PROFILE

This information will help to provide an overview of the existing conditions in Summerset. This data will assist in the creation of the Summerset Comprehensive Plan. The Summerset Community Profile was created from various sources, included U.S. Census Bureau’s Decennial Census (DEC), American Community Survey (ACS) 5-year estimates. The following were used as comparison: Piedmont, Blackhawk (Census Designated Place), Meade County, and South Dakota.

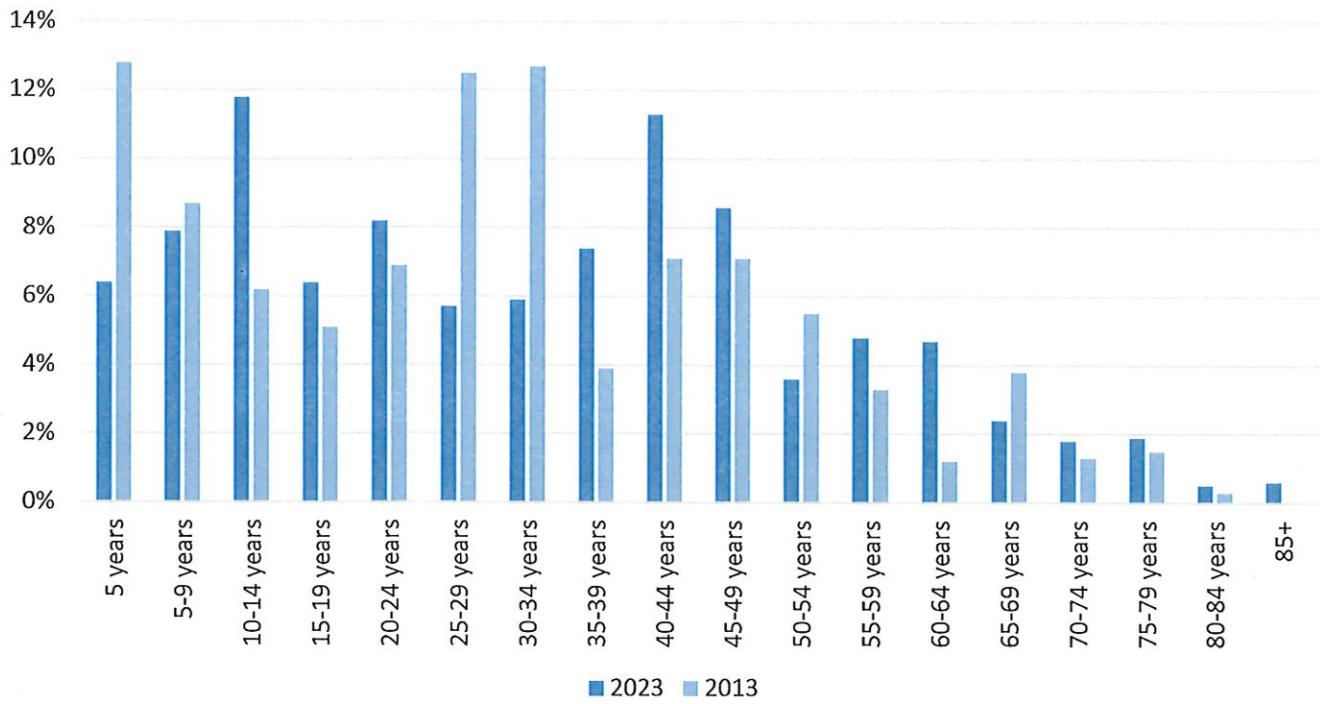


TOTAL POPULATION (2020)	MEDIAN AGE (2023)
Summerset: 2,972 - *63.8%	34.0 - Summerset *28.7
Piedmont: 971 - *337.4%	50.8 - Piedmont *29.2
Blackhawk (CDP): 3,026 - *4.6%	43.6 – Blackhawk (CDP) *38.8
Meade County: 29,852 - *17.4%	37.0 - Meade County *35.8
South Dakota: 886,667 - *8.90%	37.7 - South Dakota *36.9

DEC - H1 *percent change from 2010

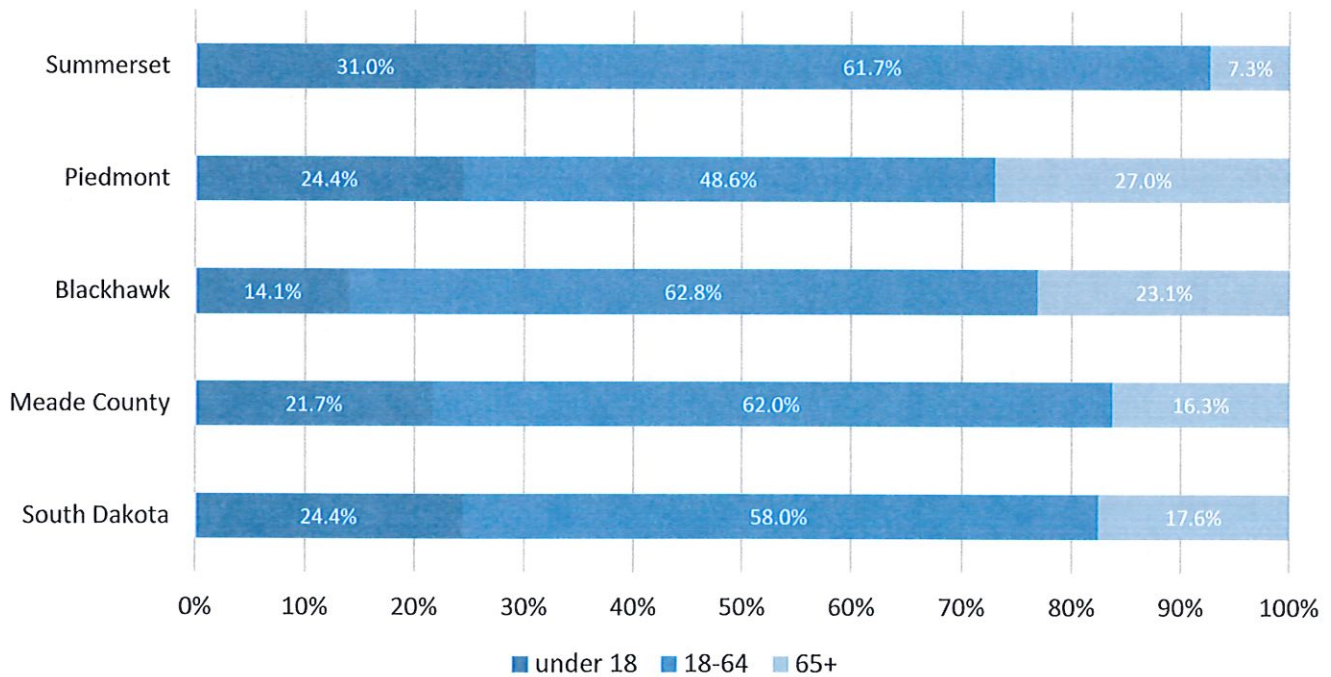
ACS - S0101 *2013

AGE RANGES (2013 & 2023)



ACS - S0101

AGE COHORTS (2023)



ACS - S0101

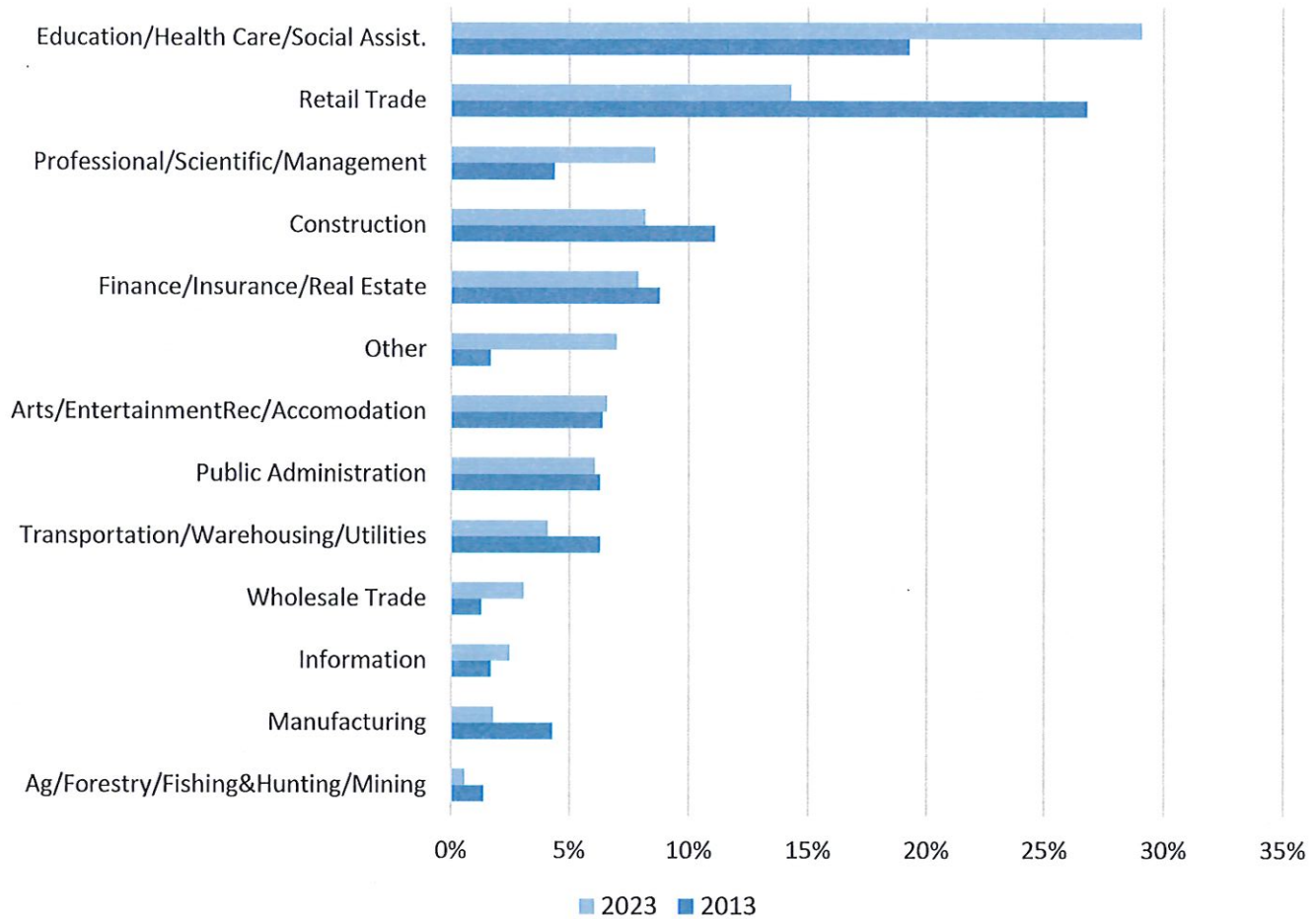
AVERAGE HOUSEHOLD SIZE (2023)	HOUSEHOLDS WITH PEOPLE UNDER 18 YEARS (2023)
2.88 - Summerset *2.87	47.9% - Summerset 44.2%
2.18 - Piedmont *3.16	26.7% - Piedmont *40.8%
2.18 - Blackhawk (CDP) *2.59	21.0% - Blackhawk (CDP) *29.8%
2.47 - Meade County *2.49	32.6% - Meade County *34.7%
2.42 - South Dakota *2.45	29.1% - South Dakota *31.3%
ACS - S1101 *2013	ACS - S1101 *2013

HOUSEHOLDS WITH PEOPLE AGE 60+ YEARS (2023)	HOUSEHOLDS WITH PEOPLE AGE 65+ YEARS LIVING ALONE (2023)
24.4% - Summerset *16.4%	6.6% - Summerset *2.5%
64.5% - Piedmont *39.3%	26.4% - Piedmont *5.1%
49.7% - Blackhawk (CDP) *30.6%	20.6% - Blackhawk (CDP) *2.5%
39.8% - Meade County *31.5%	11.2% - Meade County *8.0%
40.6% - South Dakota *34.0%	12.7% - South Dakota *10.8%
ACS - S1101 *2013	ACS - S1101 *2013

INDUSTRY & ECONOMY					
PERCENT OF WORKERS PER INDUSTRY (2023) (civilian 16+)					
Industry Sector	Summerset	Piedmont	Blackhawk (CDP)	Meade Cty	South Dakota
Education/Health Care/Social Services	29.1%	15.8%	29.8%	23.4%	24.9%
Retail Trade	14.3%	4.6%	10.1%	12.7%	11.3%
Professional/Scientific/Management	8.6%	6.5%	5.3%	5.7%	6.8%
Construction	8.2%	12.2%	11.3%	9.9%	7.3%
Finance/Insurance/Real Estate	7.9%	9.1%	7.3%	5.5%	7.0%
Other	7.0%	24.5%	11.4%	6.9%	4.6%
Arts/Entertainment/Rec/Accommodation	6.6%	9.5%	4.1%	10.9%	8.6%
Public Administration	6.1%	5.5%	3.5%	7.1%	4.8%
Transportation/Warehousing/Utilities	4.1%	4.4%	7.1%	5.7%	4.4%
Wholesale Trade	3.1%	4.4%	1.2%	1.4%	2.4%
Information	2.5%	0.2%	0.4%	1.1%	1.4%
Manufacturing	1.8%	3.0%	7.0%	4.3%	10.0%
Ag/Forestry/Fishing & Hunting/Mining	0.6%	0.2%	1.6%	5.4%	6.4%
ACS - DP03					

SUMMERSET - PERCENT OF WORKERS PER INDUSTRY

(2013 & 2023) (civilian 16+)



ACS - DP03

IN LABOR FORCE (2023)

78.0% - Summerset *83.0%
 64.1% - Piedmont *72.0%
 72.1% - Blackhawk (CDP) *74.2%
 69.6% - Meade County *70.4%
 67.5% - South Dakota *69.0%

The labor force includes all people classified in the civilian labor force, plus members of the U.S. Armed Forces. The civilian labor force consists of people classified as employed or unemployed.

ACS - DP03 *2013

NOT IN LABOR FORCE (2023)

22.0% - Summerset *17.0%
 35.9% - Piedmont *28.0%
 27.9% - Blackhawk (CDP) *25.8%
 30.4% - Meade County *29.6%
 32.5% - South Dakota *31.0%

Not in labor force includes all people 16 years old and over who are not classified as members of the labor force. This category consists mainly of students, housewives, retired workers, seasonal workers interviewed in an off season who were not looking for work, institutionalized people, and people doing only incidental unpaid family work (less than 15 hours during the reference week).

ACS - DP03 *2013

MEAN TRAVEL TIME TO WORK (2023)

21.1 min - Summerset *20.1 min
 15.9 min - Piedmont *18.3 min
 23.7 min - Blackhawk (CPD) *21.4 min
 21.2 min - Meade County *19.0 min
 17.6 min - South Dakota *16.9 min

ACS - DP03 *2013

WORKED FROM HOME (2023)

4.4% - Summerset *1.9%
 3.0% - Piedmont *9.8%
 2.7% - Blackhawk (CDP) *1.7%
 7.1% - Meade County *5.4%
 9.3% - South Dakota *5.6%

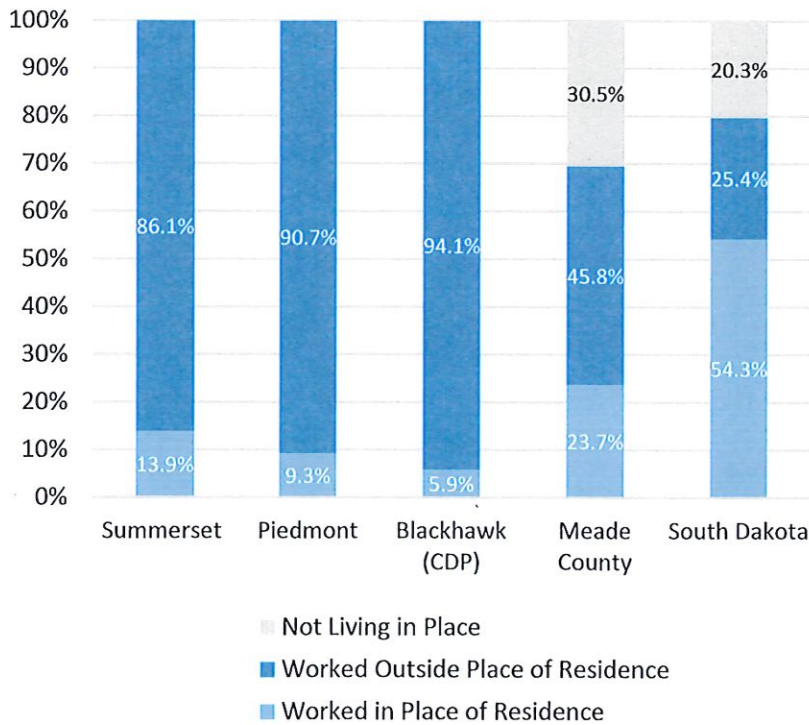
ACS - DP03 *2013

COMMUTING TO WORK (2023)

	Summerset	Piedmont	Blackhawk (CDP)	Meade Cty.	South Dakota
Drove Alone	87.4%	69.7%	90.7%	77.0%	77.6%
Carpool	6.1%	5.7%	6.5%	9.0%	8.0%
Public Transportation	0.0%	0.0%	0.0%	0.7%	0.5%
Walked	2.1%	20.6%	0.1%	4.4%	3.2%
Other	0.0%	1.1%	0.0%	1.7%	1.4%
Worked from Home	4.4%	3.0%	2.7%	7.1%	9.3%

ACS - DP03

PLACE OF WORK (2023)



ACS - S0801

UNEMPLOYED RATE (2023)

2.7% - Summerset *6.4%
 1.3% - Piedmont *0.8%
 5.4% - Blackhawk (CDP) *1.4%
 3.5% - Meade County *3.6%
 3.0% - South Dakota *5.0%

ACS - DP03 *2013

SUMMERSET - PLACE OF WORK (2013 & 2023)

	2023	2013	% Change
Worked in Place of Residence	13.9%	4.3%	(+)223.3%
Worked Outside of Place of Residence	86.1%	95.7%	(+)10.0%

ACS - S0801

EDUCATION

HIGH SCHOOL GRAD OR HIGHER

(25 years or older) (2023)

98.4% - Summerset *96.5%
 96.2% - Piedmont *96.8%
 92.6% - Blackhawk (CDP) *94.4%
 94.6% - Meade County *93.2%
 93.0% - South Dakota *90.4%

ACS – S1501 *2013

BACHELOR'S DEGREE OR HIGHER

(25 years or older) (2023)

41.1% - Summerset *27.7%
 19.3% - Piedmont *22.7%
 15.9% - Blackhawk (CDP) *22.9%
 26.9% - Meade County *19.6%
 31.1% - South Dakota *26.2%

ACS – S1501 *2013

EDUCATIONAL ATTAINMENT (25 years or older) (2023)

	Summerset	Piedmont	Blackhawk (CDP)	Meade Cty.	SD
Less than 9 th grade	0.3%	1.3%	0.6%	1.5%	2.7%
9 th to 12 th grade, no diploma	1.3%	2.5%	6.9%	3.9%	4.3%
High school grad (including equivalency)	19.6%	36.8%	25.2%	28.2%	29.5%
Some college, no degree	24.1%	32.8%	34.1%	26.5%	20.2%
Associate's degree	13.6%	7.4%	17.3%	13.0%	12.2%
Bachelor's degree	27.3%	15.2%	12.2%	20.9%	21.5%
Graduate or Professional Degree	13.8%	4.2%	3.7%	5.9%	9.6%

ACS – S1501

MEDIAN EARNINGS BY EDUCATION LEVEL (25 years or older) (2023)

	Summerset	Piedmont	Blackhawk (CDP)	Meade Cty.	South Dakota
Less than high school graduate	\$51,250	\$70,179	NA	\$35,116	\$32,879
High school grad (including equivalency)	\$51,964	\$35,993	\$36,060	\$37,429	\$38,858
Some college or Associate's degree	\$49,875	NA	\$39,865	\$41,369	\$44,757
Bachelor's degree	\$70,938	\$52,292	\$51,531	\$51,989	\$56,873
Graduate or Professional Degree	\$75,938	\$38,438	\$87,031	\$72,523	\$70,482

ACS – S1501

INCOME

MEDIAN HOUSEHOLD INCOME (2023)

\$115,197 – Summerset *\$71,250
 \$52,730 - Piedmont *\$60,625
 \$69,934 – Blackhawk (CDP) *\$56,442
 \$74,161 - Meade County *\$49,324
 \$72,421 - South Dakota *\$49,495

ACS – S1901 *2013

BELOW POVERTY LEVEL (2023)

9.1% - Summerset *5.4%
 9.6% - Piedmont *12.1%
 3.8% - Blackhawk (CDP) *10.3%
 7.6% - Meade County *11.0%
 12.0% - South Dakota *14.1%

ACS – S1701 *2013

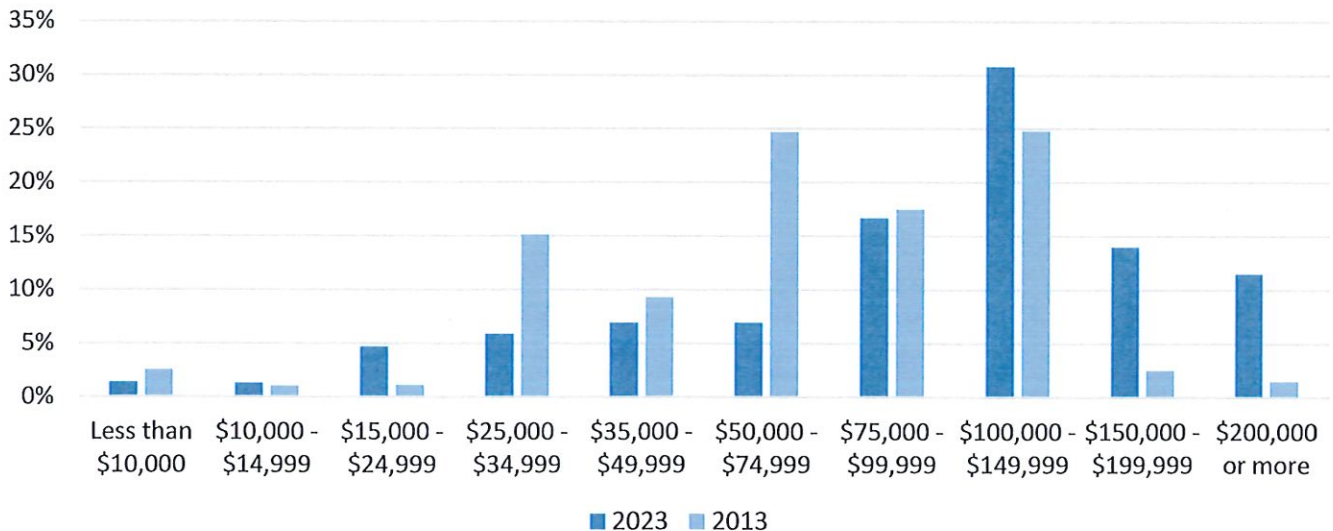
HOUSEHOLD INCOME (2023)

	Summerset	Piedmont	Blackhawk (CDP)	Meade Cty.	South Dakota
Less than \$10,000	1.4%	3.2%	0.0%	4.2%	4.0%
\$10,000 - \$14,999	1.3%	0.0%	1.2%	1.4%	3.4%
\$15,000 - \$24,999	4.7%	1.1%	6.1%	7.4%	7.1%
\$25,000 - \$34,999	5.9%	27.1%	13.4%	7.4%	7.5%
\$35,000 - \$49,999	6.9%	11.8%	7.2%	10.9%	11.9%
\$50,000 - \$74,999	6.9%	24.1%	26.3%	19.0%	17.8%
\$75,000 - \$99,999	16.7%	10.7%	16.6%	17.1%	14.6%
\$100,000 - \$149,999	30.8%	14.4%	23.0%	18.4%	18.2%
\$150,000 - \$199,999	14.0%	6.4%	6.2%	8.5%	8.1%
\$200,000 or more	11.5%	1.1%	0.0%	5.7%	7.4%

ACS - S1901

SUMMERSET - MEDIAN HOUSEHOLD INCOME

(Percent of Households)



ACS – S1901

HOUSING & DEVELOPMENT

OWNER-OCCUPIED UNITS (2023)

80.6% - Summerset *78.9%
 90.9% - Piedmont *88.6%
 96.0% - Blackhawk (CDP) *90.0%
 72.7% - Meade County *72.2%
 68.6% - South Dakota *68.0%

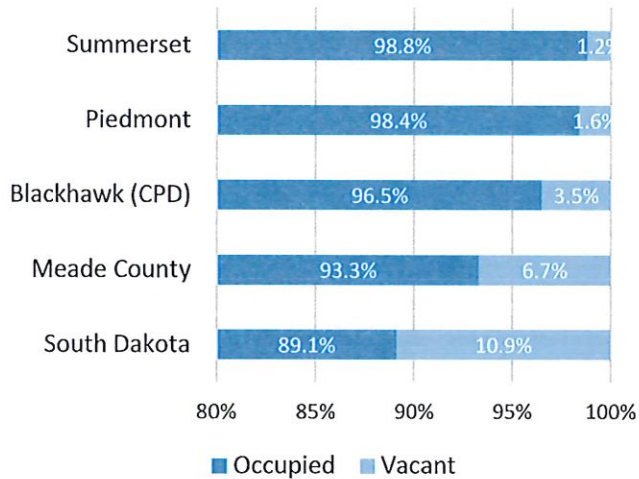
ACS – DP04 *2013

RENTER-OCCUPIED UNITS (2023)

19.4% - Summerset *21.1%
 9.1% - Piedmont *11.4%
 4.0% - Blackhawk (CDP) *10.0%
 27.3% - Meade County *27.8%
 31.4% - South Dakota *32.0%

ACS – DP04 *2013

HOUSING OCCUPANCY (2023)



ACS – DP04

TOTAL HOUSING UNITS (2020)

1,094 - Summerset *707
 423 - Piedmont *110
 1,227 - Blackhawk (CDP) *1,160
 12,357 - Meade County *11,000
 393,375 - South Dakota *363,438

DEC – H1 *2010

UNIT IN STRUCTURE (2023)

	Summerset	Piedmont	Blackhawk (CDP)	Meade Cty.	South Dakota
1-unit, detached	74.6%	86.1%	85.7%	69.5%	67.1%
1-unit, attached	3.5%	0.4%	0.0%	7.6%	4.3%
2-unit	2.4%	0.0%	0.0%	0.4%	1.6%
3 to 4 units	4.0%	0.0%	0.0%	3.3%	3.5%
5 to 9 units	4.3%	0.0%	0.0%	1.8%	4.0%
10 to 19 units	1.6%	0.0%	1.0%	1.7%	4.4%
20 or more units	0.9%	1.3%	0.0%	2.5%	7.3%
Mobile homes	8.7%	10.1%	13.3%	13.1%	7.6%
Boat, RV, van, etc.	0.0%	2.0%	0.0%	0.1%	0.1%

ACS – DP04

YEAR STRUCTURE BUILT (2023)

	Summerset	Piedmont	Blackhawk (CDP)	Meade Cty.	South Dakota
Built 2020 or later	1.2%	0.0%	0.0%	1.2%	1.2%
Built 2010 to 2019	32.9%	2.5%	5.3%	13.7%	12.5%
Built 2000 to 2009	48.7%	6.3%	12.8%	19.4%	14.2%
Built 1990 to 1999	3.1%	36.3%	11.1%	14.6%	11.8%
Built 1980 to 1989	0.4%	6.3%	38.0%	11.3%	9.5%
Built 1970 to 1979	8.6%	32.7%	18.6%	18.7%	14.6%
Built 1960 to 1969	2.6%	2.9%	0.0%	5.7%	7.7%
Built 1950 to 1959	0.0%	2.7%	4.1%	5.7%	8.4%
Built 1940 to 1949	0.0%	0.4%	4.2%	2.0%	3.9%
Built 1939 or earlier	2.5%	9.9%	5.9%	7.8%	16.3%

ACS – DP04

SUMMERSET - VEHICLES AVAILABLE (Occupied Housing Units)

	2013	2023
No vehicle available	1.0%	0.3%
1 vehicle available	20.9%	15.9%
2 vehicles available	44.1%	53.8%
3 or more vehicles available	34.0%	30.0%

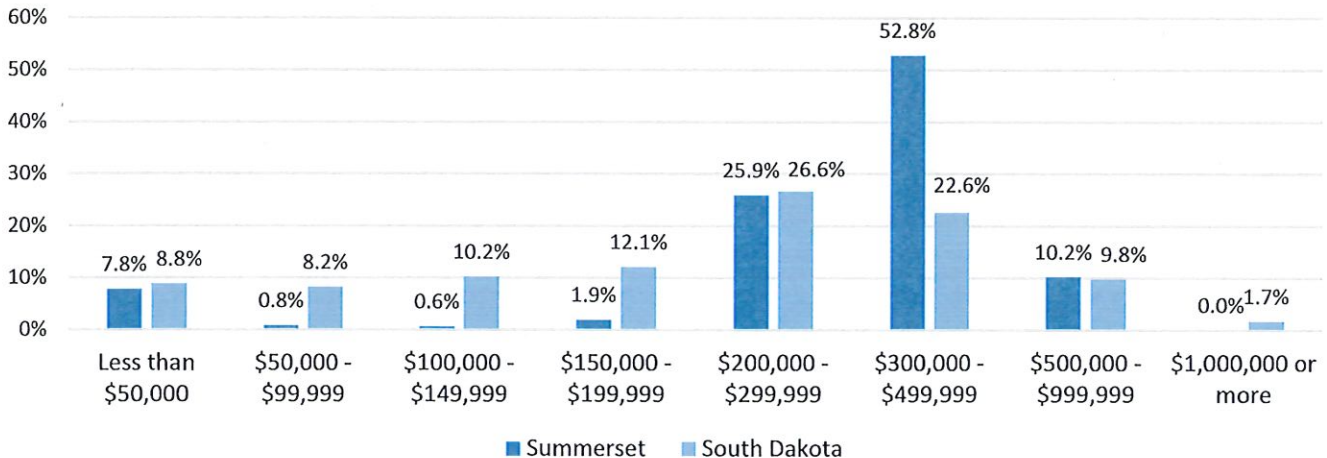
ACS – DP04

SUMMERSET – NUMBER OF BEDROOMS (2023)

0.0% - No bedroom *0.0%
 0.0% - 1 bedroom *0.0%
 23.0% - 2 bedrooms *28.6%
 25.6% - 3 bedrooms *31.2%
 33.0% - 4 bedrooms 30.4%
 18.4% - 5 or more bedrooms *9.7%

ACS – DP04 *2013

HOUSING VALUES (OWNER OCCUPIED UNITS) (2023)



ACS – DP04 *2011

MEDIAN HOME VALUE (2023)

\$337,900 - Summerset *\$173,000
\$290,100 - Piedmont *\$163,100
\$243,700 - Blackhawk (CDP) *\$138,500
\$274,800 - Meade County *157,100
\$236,800 - South Dakota *\$132,400

ACS – DP04 *2013

MEDIAN GROSS RENT (2023)

\$1,233 - Summerset *\$871
\$1,176 - Piedmont *\$625
\$1,148 - Blackhawk (CDP) *\$727
\$1,150 - Meade County *\$728
\$912 - South Dakota *\$632

ACS – DP04 *2013

HOUSING COST-BURDENED (Renters) (2023)

53.8% - Summerset *67.7%
47.5% - Piedmont *81.8%
61.5% - Blackhawk (CDP) *47.2%
40.7% - Meade County *51.7%
37.9% - South Dakota *40.9%

ACS – DP04 *2013

HOUSING COST-BURDENED (With Mortgage) (2023)

16.8% - Summerset *20.5%
43.6% - Piedmont *21.6%
26.7% - Blackhawk (CDP) *28.5%
28.0% - Meade County *31.0%
22.7% - South Dakota *24.3%

ACS – DP04 *2013

Housing Cost-Burdened is when a household spends 30% or more of its income on housing expenses.

HOUSING COST-BURDENED (Without Mortgage) (2023)

19.5% - Summerset *17.6%
43.6% - Piedmont *0%
30.0% - Blackhawk (CDP) *8.3%
14.9% - Meade County *13.8%
11.2% - South Dakota *11.4%

ACS – DP04 *2013