

**OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
REGULAR MEETING
September 23rd, 2025 @ 6:00 P.M.**

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

Roll Call: Brody Oldfield, Mitchell Woldt, and Brittni Bjorum were present. Also, present was the City Administrator Lisa Schieffer.

Call for Changes: Motion by Bjorum second by Woldt, to approve the agenda of the meeting for September 23rd, 2025. Motion carried.

Consent Calendar: Motion by Woldt, second by Bjorum, to approve the minutes of the regular meeting of September 9th, 2025. Motion carried.

Variance – NVESTJEK, LLC

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

City Administrator Lisa Schieffer presented to the Board the variance request of NVESTJEK, LLC asking for a variance from Ordinance 155.256(B)(1) Drainage and Surfacing. The applicant would like to have a gravel parking lot and not have hard surfacing on the same. Kyle Callahan was in attendance to answer any questions.

Schieffer explained that the full set of plans had just come in on the building portion and were sent to HDR. There are no review comments at this time due to just receiving the same. A discussion was held with Mr. Callahan that on a commercial property of this sort, the parking spots and driveway are usually hard surfaced. If the applicant is requesting a variance for the remainder of the lot to be gravel, in which he wants to park trailers and heavier equipment, that could be considered. The other option could be to table the matter until the review comes back. The Board was presented with the civil plans and the area on the map showing the layout of the driveway and parking spots.

The Board asked Mr. Callahan if he would like to wait for the review from HDR before a decision is made or knowing that the parking spots and driveway will need to be hard surfaced if he was willing to move forward with that portion and the remainder of the lot could have a variance for gravel. Mr. Callahan indicated that he would like to move forward with the same.

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

Motion by Bjorum, second by Woldt, to recommend hard surface asphalt or concrete for the parking spots and the driveway and approve a variance for the remaining portion of the lot as gravel. Motion carried.

ADJOURNMENT

Motion by Bjorum, second by Woldt, to adjourn the meeting at 6:10 p.m. Motion carried.

Brielle Schrock, Finance Officer

Brody Oldfield, Chairman

**Summerset Comprehensive Plan
Community Visioning Meetings Summary
Newspaper Brainstorming Activity**

The Daily News

2035 COMMUNITY OF THE YEAR:
Summerset, South Dakota

Summerset is being honored as 2035 South Dakota Community of the Year because...

It LOOKS and FEELS:	It IS:	It HAS:
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Community Accomplishments

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-
-
-
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Draw an image that you think should be included with the news article.

IN THEIR OWN WORDSCitizens tell us why Summerset is so great!

Summerset Looks and Feels:	
Small town America without big city problems	'Safe' like a model community
Safe residence for families to grow	Businesses thriving
Like a safe place for family	Walking paths
Small hometown	Politically active
Clean – well-kept safe	Friendly
Good place to live	Great walking and bike trails
Good small businesses	Safe
Small, local community feel	It looks good and feels like a welcoming community
Clean	Welcoming
Safe	Clean
Safe	Trees
Safe	Quiet
Family friendly	Local business oriented
Thriving	Safe
Connected	Clean
Comfy in a small town	Small, vibrant
Community with many spaces for outdoor activities and exercise, as well as, gathering	Walking friendly with spacious sidewalks and trails and well-kept community areas
Clean	Neat
Friendly	Safe

Summerset Is:	
A progressive city with the largest percentage of growth in the western half of the state	Concerned people active in the process
Appealing homes that are kept up with	Friendly
In a very nice location	No bike trails
Safe community	Not enough businesses
Well kept – neat	Good place to raise families
Safe	Safe
Quiet	Ever expanding
Favored place to live	A great community
Park	Recycling area
A community that has access to opportunity and is walkable and bikeable	ADA accessible!
Safe	More than a bedroom community
Small town feel	Safe

Clean	Neat
Friendly	A place with parks, good schools, nice restaurants/sports...businesses coupled with outdoor spaces for activities and gatherings
A business center for retail businesses	Growing proportionally in commercial and residential
Developer friendly packet (Similar to Belle Fourche)	

Summerset Has:	
Significant retail growth	Neat, clean. Well-kept yards and residences
A strong community – strength	Good variety of necessary services
The opportunity to be part of the growing valley	Good schools
Retail sales	Safe walking areas
Community center	Quiet
24hr police department	Its own zip code, speed bumps, civil servants (police dept., fire dept.), its own water system
High school	Most amenities of a city of similar size
Grade school	Schools
Activities for all ages	Police Department
Parks	Parks
Good community	24/7 Fire Department
Police Station	Places for people to gather that don't cost money
Strong schools	Great access to nature without having to drive
Great trails	Futuristic schools
Outdoor opportunities	Diverse housing, recreation, and employment opportunities
Everything a family needs as far as stores and restaurant	A community linked through public spaces and walking areas
A variety of local businesses including shopping, hardware, restaurant/sports pub	A strong supportive school system
Great restaurants	Family friendly business
Community participation	Business growth
Workforce, step-up housing	Developer friendly packet (think Belle Fourche)

Community Accomplishments	
Expanded	Walking paths
Improved infrastructure	Cross walks on Sturgis Rd
Added commercial parking	Dog park
City Park w/RV hook ups	Clean up residences (i.e. junk yards, old vehicles, mowed)
Post Office, Fire and Ambulance (Part-time with Piedmont/Black Hawk)	Slow down traffic on busy access side streets (i.e Leisure Lane)
Growth in the right direction	Become a city
Continued safety in our community	Provided basic services
Public Safety Days	Expanded services to serve the community
Lighting for Streets	Schools
Citizens can have an issue and be able to talk to the staff to make changes	Parks
Grocery store/gas stations	Resident housing
Good fire hydrants	New bike path connects the community
Small businesses are thriving!	Biking and hiking trails
Resilient to natural disasters!	New sensory park/playground
Multimodal trails throughout the community	Grocery store
Trail system	Open space
Parks and Rec	Community Safety
Shopping	Restaurants
Schools	Saving open spaces
Attracting local businesses for shopping	Attracting local sports restaurant for entertainment
A true community with citizen participation	SD Municipality of the Year

In their own words...Citizens tell us why Summerset is so great!
“With everywhere around us growing, it is a safe place to raise a family”
“Communication, no secrets, public input, small town government”
“I love my neighborhood – the pride my neighborhood takes in their neat, mowed, clean yards/ residences. Groceries, gas, and coffee are closely located”
“Should be turned back to Black Hawk”
“It’s always sunny in Summerset”
“Great people and community feel and access to the beautiful Black Hills”
“Walkability, good education, open spaces, good sports restaurant/entertainment”
“Clean streets and vibrant look”
“Summerset has a “can do” attitude that attracts developers of all types with an easy-to-follow entitlement process”

Summerset Comprehensive Plan

Community Visioning Meetings Summary

Mapping Activity

1. Retail
2. 24hr Police Department
3. Public works
4. Park
5. Commercial
6. City elementary school
7. City high school
8. 2nd exit from Sun Valley
9. Shopping – retail – restaurant
10. Parking
11. Walking - dog park
12. Dairy Queen
13. Park
14. Walking/bike trail along East Sturgis Rd.
15. Community Center
16. Public Safety Building (Fire, Police)
17. City Park
18. Walmart
19. Gas Station
20. Mixed use development
21. Future park – post mining
22. Multi-modal corridor – Sturgis Rd
23. Shared-use path access to little elk creek
24. Mixed use/high density development
25. Mountain bike/hiking trails
26. Green space (floodway)
27. Residential – mixed density
28. Activities – sports fields -commercial – or land acquired by city
29. Public works

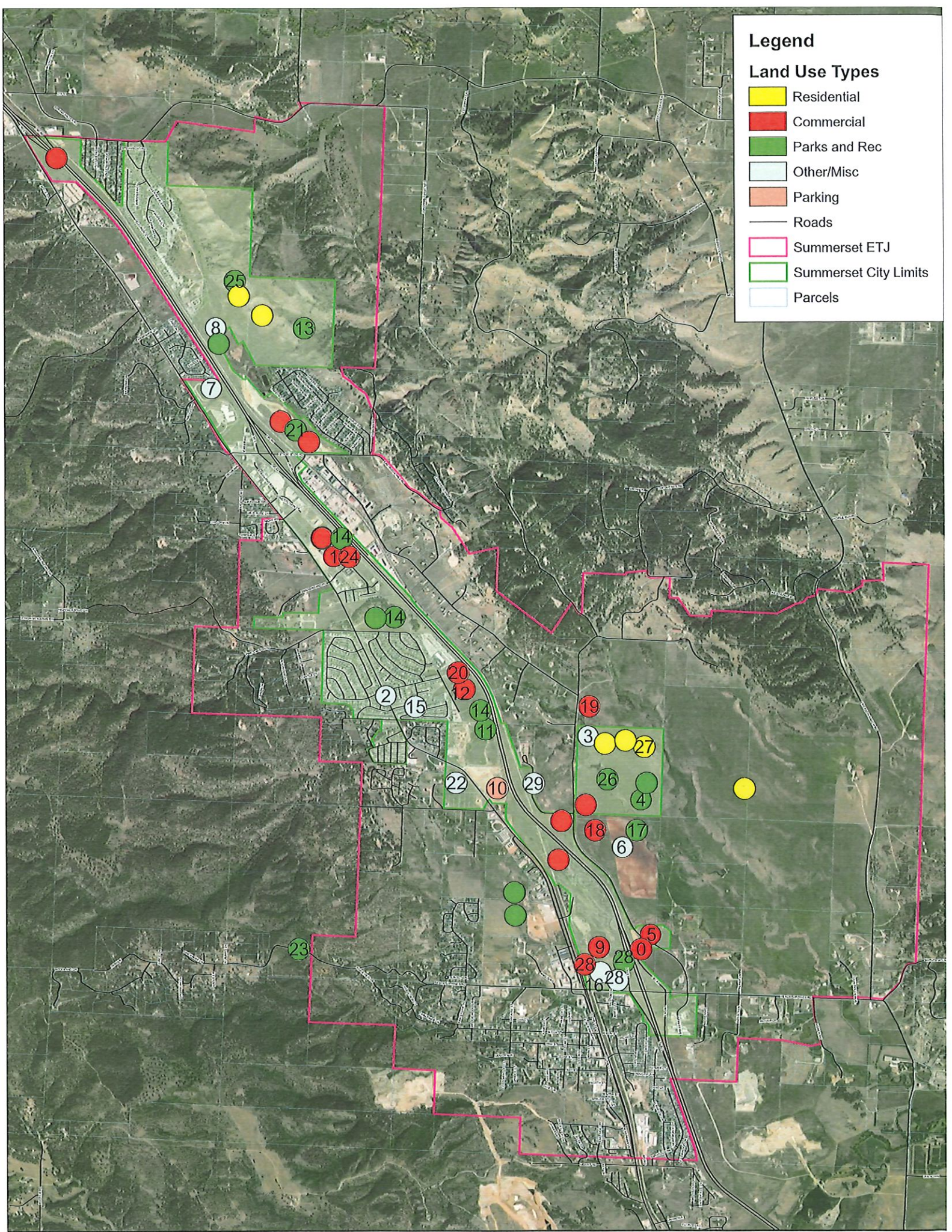
General notes:

- Summerset would thrive better within its own boundaries before expansion is considered. Taxes are due diligence before you consider annexing.
- Improve water supply throughout.

Legend

Land Use Types

- Residential
- Commercial
- Parks and Rec
- Other/Misc
- Parking
- Roads
- Summerset ETJ
- Summerset City Limits
- Parcels



Summerset Comprehensive Plan

Community Visioning Meetings Summary

Goal Setting

Housing
Single-family affordable housing
Keep open space with new residential. Summerset is a beautiful area to keep those spaces that make it so.
Affordable housing
Mixed housing options (town homes, smaller starter homes, apartments)
Larger lots for houses

Transportation and Parking
Mulberry St. Slow down traffic (i.e. speed bumps)
Crosswalk on Sturgis Rd. – for school children, walkable, bikes, etc....
Safe routes to schools
Multi-modal transportation
Sturgis Rd. sidewalks

Development and Land Use
Retail stores, restaurant – sports oriented -population of area large enough to support retail growth.
Public safety center (PD, Sherrif, FD, Ambulance) – Fire Department public safety training center.
Avoid sprawl to protect open space areas
Mixed-use development

Parks and Recreation
Ball parks
Trails
Any building project must have a plan to keep open space!
Tennis courts
Things for teens to do
Ice rink in winter
Athletic fields (baseball, football, soccer)
More open space with hiking/Mt biking
Skatepark bike skill/pump track

Tourism
Campgrounds
Lodges, hunting, off-roading
Outdoor recreation amenities
Regional geology museum

Economic Development & Jobs
Retail for locals (jobs and restaurants)
Sports-bar restaurant similar to wings and rings. Summerset has neighbors and JR's BBQ. Piedmont has Slash J – None of them are sports bars/restaurant where people will gather to watch games. Build a place where families feel comfortable with children but also where they will gather to watch sports. Population of Blackhawk/Summerset/Piedmont at 7,200 is large enough to easily support a restaurant of this type.
Local Jobs (KOA)
Tax breaks for businesses, to entice business owners.
Commercial properties (Walmart, groceries, restaurants, gas station, tire shops/oil changes, car wash, hotel, theater, bowling alley, fitness center, outdoor swimming pool.
Community center
Economic development TIFS

Natural Resources
Good water and sewer availability – wells?
Wilderness area
Protect existing open space
Protect drinking water quality

Other
Medical
24/7 full time ambulance and fire department. Help improve ISO rating
Improve water system (emergency response)