

OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, NOVEMBER 11th, 2025 @ 6:00 P.M.

The meeting was called to order by Chairman Brody Oldfield at 6:03 p.m.

Roll Call: Brody Oldfield, Dustin Hirsch, Casey Kenrick, Mitchell Woldt (via zoom), Brittini Bjorum, and Mike Martin were present. Also present was City Administrator Lisa Schieffer.

Call for Changes: Motion by Kenrick, second by Hirsch to approve the agenda of the meeting for November 11th, 2025. Motion carried.

Consent Calendar: Motion by Bjorum, second by Kenrick to approve the minutes of the regular meeting of October 14th, 2025. Motion carried.

Summerset Comprehensive Plan/Vision Statement – Kailey Snyder.
Motion by Hirsch, second by Kenrick to open discussion. Motion carried.

Ms. Snyder presented to the Board Vision Statement Examples for review. The example for Summerset was taken from the Community Visioning Meeting’s comments from the public. The question was asked of how we see Summerset in the future as it pertains to the public’s comments.

Comments that came from the public were: “safe”, “connections between neighborhoods”, “education”, “housing”, “outdoor living”, “infrastructure”, “economic development”, etc. Planning & Zoning Board Member Brittini Bjorum was going to work with the City Administrator on wording for economic development that was used by the Chamber and get that back to Ms. Snyder. The Board went through the remaining example and reviewed the changes suggested and delivered a vision statement back to Mr. Snyder.

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

ADJOURNMENT

Motion by Bjorum, second by Kenrick to adjourn the meeting at 6:26 p.m. Motion carried.

Lisa Schieffer, City Administrator

Brody Oldfield, Chairman

NOTICE OF PUBLIC HEARING

NOTICE OF HEARING APPLICATION FOR VARIANCE BEFORE THE CITY OF SUMMERSSET BOARD OF ADJUSTMENTS

Notice is hereby given that the following petitioner has applied to the City of Summersset Board of Adjustments under the provisions of the City of Summersset Zoning Ordinance as follows:

Applicant: Robbie Rohl

Legal Description: Parcel #0C.72.06

Lot 6 of New Leaf Subdivision, Section 31, Township 3 North, Range 7 East, Black Hills Meridian, City of Summersset, Meade County, SD.

Variance:

Variance request for ordinance 155.256(B)(1) Drainage and Surfacing – Applicant would like to use asphalt millings on the main travel lane and turning movement area between the three proposed buildings.

Notice is further given that said applications will be heard and considered by the City of Summersset Planning & Zoning Board at Summersset City Hall, 7055 Leisure Lane, Summersset, SD 57718 at 6:00 p.m. on the 23rd day of December 2025. At that time, any person, persons, or their attorney who are interested in the approval or rejection of said application may appear and be heard at said scheduled public hearing.

Dated this 26th day of November 2025.

City of Summersset

Published once _____, at an approximate cost of \$ _____.



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
- Variance
- 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 | Lot 6 of New Leaf Subd, Section 31, T3N, R07E, B.H.M City of Summerset, Meade County, South Dakota | | |
| PROPOSED | Above | | |
| LOCATION | Intersection of Heather Lane and Sturgis Road | | |
| Size of Site-Acres | 2,655± | Square Footage | 115,645 |
| | | Proposed Zoning | C1 |
| DESCRIPTION OF REQUEST: | | | Utilities: Private / Public |
| HARDSHIP: Install asphalt millings instead of hard surfacing for Lot 6 of New Leaf Subdivision | | | Water Public - BHW |
| | | | Sewer Private |

APPLICANT

Name Robbie Rohl Phone 605.519.7750
 Address 2902 West Main Street, Suite 4 E-mail robert@605legal.com
 City, State, Zip Rapid City, South Dakota, 57702

PROJECT PLANNER - AGENT

Name Towey Design Group - Brandon Kruse Phone 605.600.3758
 Address 147 Chisholm Drive E-mail engineers@toweydesigngroup.com
 City, State, Zip Box Elder, South Dakota, 57719

OWNER OF RECORD (if different from applicant)

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

| | |
|--|--|
| <p><u>[Signature]</u> <u>11-20-25</u> Property Owner Signature Date</p> <p><u>Robert J. Rohl</u> <u>11-20-25</u> Signature Date</p> <p>Print Name: <u>RJR Holdings LLC</u> Title*: <u>Owner/President</u></p> | <p>Property Owner Signature Date</p> <p>Signature Date</p> <p>Print Name: _____ Title*: _____</p> |
|--|--|

*required for Corporations, Partnerships, etc.

FOR STAFF USE ONLY

| | | | |
|---------------|--|---|--|
| ZONING | <input type="checkbox"/> Sewer Utility | <input type="checkbox"/> BHP&L | <input type="checkbox"/> Diamond D Water |
| Current | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Finance Officer | <input type="checkbox"/> Black Hills Water |
| North | <input type="checkbox"/> Public Works | <input type="checkbox"/> Register of Deeds | <input type="checkbox"/> |
| South | <input type="checkbox"/> Planning | <input type="checkbox"/> County - Planning | <input type="checkbox"/> Other: _____ |
| East | <input type="checkbox"/> Building Inspector | <input type="checkbox"/> SD DOT | <input type="checkbox"/> Other: _____ |
| West | <input type="checkbox"/> Engineering | <input type="checkbox"/> SD DENR | <input type="checkbox"/> Other: _____ |
| Planner | <input type="checkbox"/> City Code Enforcement | <input type="checkbox"/> Auditor - Annexation | <input type="checkbox"/> Other: _____ |
| File No. | <input type="checkbox"/> Police | <input type="checkbox"/> Drainage | <input type="checkbox"/> |
| Comp Plan | <input type="checkbox"/> City Attorney | <input type="checkbox"/> Parks & Recreation | |
| Received By: | | | |

Board of Adjustments Meeting Date: _____
 Date Paid: _____
 Sign Deposit Received: _____ Amount: _____ Sign returned: _____ Payment Type: Cash Credit Check 02/2024



Date: November 24, 2025

To: Summerset Planning and Zoning – Lisa Schieffer
7055 Leisure Lane
Summerset, SD 57701

Engineer: Brandon Kruse, PE
Towey Design Group, Inc.
147 Chisholm Drive
Box Elder, SD 57719

RE: 6396 Heather Lane Variance Application

Lisa,

Towey Design Group (TDG) is proposing 3 commercial storage buildings consisting of 21 total units completed in 1 to 3 phases. The attached site plan shows the planned phasing of the buildings and utilities on site. The owner of 6396 Heather Lane would like to utilize the use of asphalt millings for the main traveling lane and turning movement area between the 3 proposed buildings.

Each building is planned to have a 20' concrete apron in front of each building. The remainder of the site is planned to be asphalt millings. The owner would a large turning movement space in front of each buildings to allow easy movement for delivery trucks and easy access for the tenants. Hard paving this entire area will create unnecessary runoff for the site create high costs for the project. The use of asphalt millings has been frequently in Rapid City and the surrounding area. Asphalt millings do not create dust like typical gravel surfacing. This type of business frequently utilizes gravel/ milling surfacing instead of a complete hard surface for the entire parking and turning movement area. The use of asphalt millings does not typically cause any hardship on the community and/or on adjacent properties.

Thank you and the Board for your consideration for this variance.

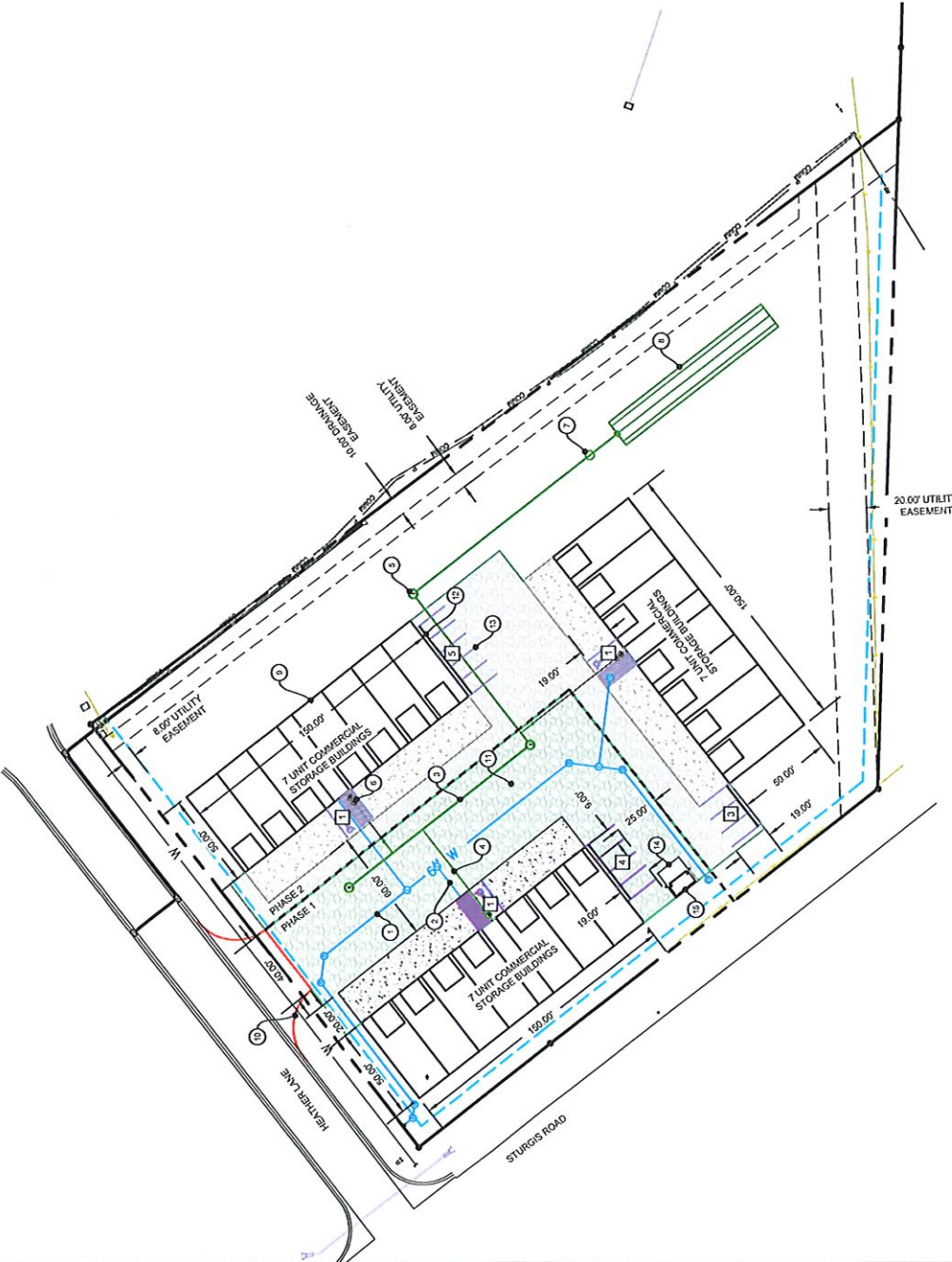
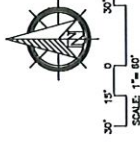
Sincerely,

Brandon Kruse, PE

Towey Design Group

brandon@toweydesigngroup.com

- ① 6" WATER MAIN
- ② 2" WATER SERVICE
- ③ 8" SEWER MAIN
- ④ 4" SEWER SERVICE
- ⑤ SANITARY SEWER MANHOLE
- ⑥ SANITARY SEWER DOUBLE CLEANOUT
- ⑦ ADVANCE TREATMENT UNIT
- ⑧ ABSORPTION TRENCH
- ⑨ PROPOSED BUILDING
- ⑩ PROPOSED ASPHALT
- ⑪ PROPOSED ASPHALT MILLINGS
- ⑫ CONCRETE PARKING STOP BLOCKS
- ⑬ PARKING STALL
- ⑭ CONCRETE DUMPSTER PAD
- ⑮ DUMPSTER ENCLOSURE
- ⑯ PARKING COUNT



| | |
|-------------|-----------|
| SHEET NAME: | SITE PLAN |
| SHEET NO.: | 8 |

| |
|-------------------------|
| JOB NUMBER: 25-086 |
| DESIGNED BY: BK |
| DRAWN BY: NR |
| SURVEYED BY: TDG |
| SURVEY DATE: 2025.11.05 |

| |
|------------|
| REVISIONS: |
| |
| |
| |

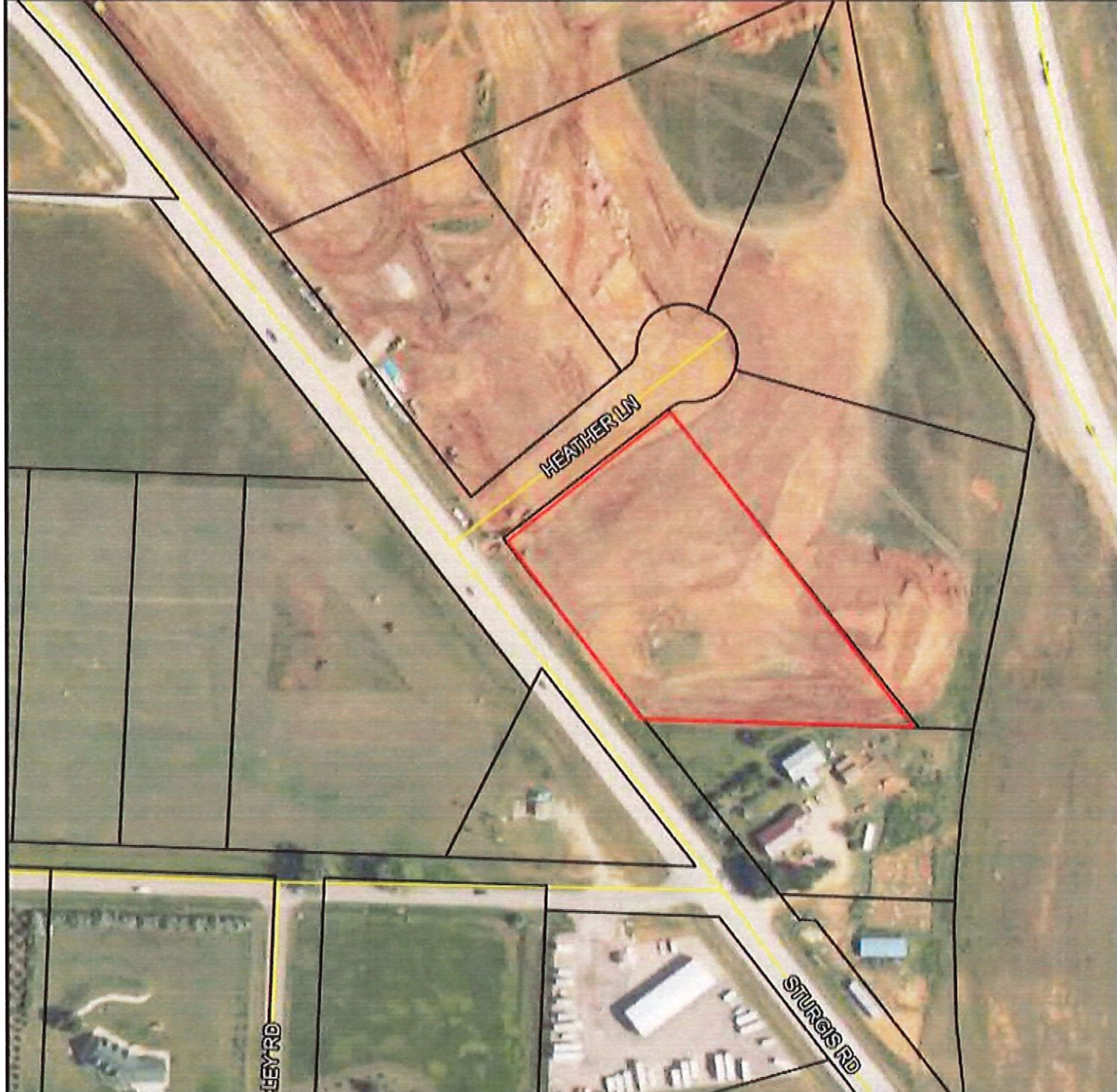
| |
|--------------------------|
| SUMMERSET STORAGE GARAGE |
| SITE PLAN |
| SUMMERSET, SOUTH DAKOTA |

PRELIMINARY
FOR REVIEW ONLY

Loco:

Towey Design Group, Inc.
P.O. Box 67
147 Chisholm Drive
Box Elder, SD 57719
605.600.3758





Owner Address CITY OF SUMMERSET
7055 LEISURE LN
SUMMERSET SD 57718

PT

New Storage Buildings RJR Holdings Storage Facilities Summerset, South Dakota



HKG Architects, INC
Architects, A.I.A.
Aberdeen, South Dakota



| Sheet Number | Sheet Name |
|--------------|--------------------------|
| A101 | Site Plan & Floor Plan |
| A102 | Foundation Plan |
| A103 | Foundation Plan & Detail |

Scale
1" = 30'-0"

PROGRESS PRINT
NOT FOR CONSTRUCTION
8/22/2022 2:21:28 PM

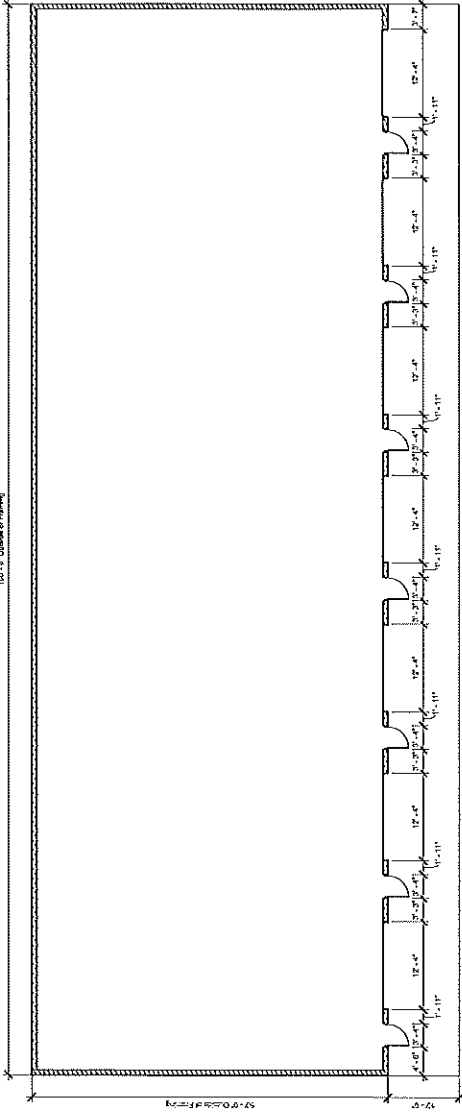


Plans for
RJR Holdings Storage Facilities
Summerset, South Dakota

Site Plan &
Floor Plan

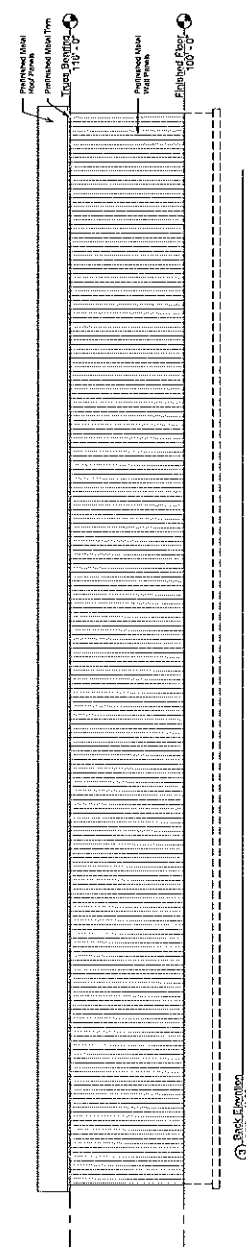
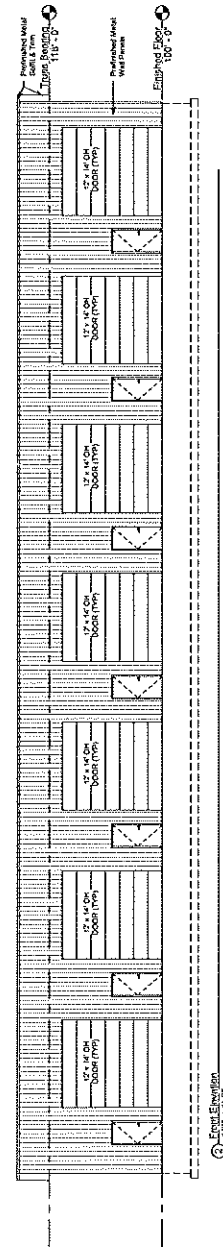
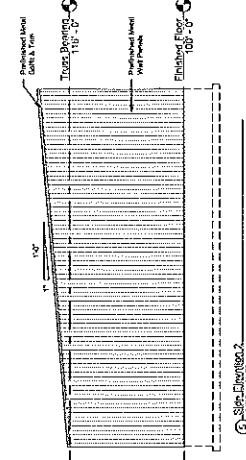
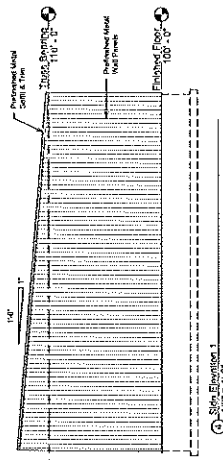
A101
Date: 8/22/22
Scale: AS

100' 0" Outside of Framing



7,500 SF

1/8" = 1'-0"



PROGRESS PRINT
NOT FOR CONSTRUCTION
02/20/2013 2:31:26 PM



Project for:
New Storage Building
Dunwoody, Spauld County
Architects:
hkg architects

Sheet:
A102
Date:
02/20/13