

OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, MARCH 24th, 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, Brittni Bjorum, Casey Kenrick, 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 regular meeting for March 24th, 2026. Motion carried.

Consent Calendar:

Motion by Hirsch, second by Bjorum to approve the minutes of the regular meeting held on March 10th, 2026. Motion carried.

Notice of Public Hearing – Land Zoning Designation Norman Ranch:

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

City Administrator Lisa Schieffer presented the application for zoning request to the Board. Schieffer stated that the certified mailings had gone out, it was published in the paper, and the zoning sign was put up ten (10) days in advance of the hearing. Schieffer went on to explain that the original 160 acres that was annexed into the city was zoned as R-3 which would allow the developers to build single-family homes and townhouses under the same zoning.

The application today is for the North 158’ of both Government Lots 3 & 4, which was annexed into the city in September of 2025. Norman Ranch Subdivision LLC is asking for R-3 zoning on the same to be consistent with the 160 acres.

Megan Kingsbury was present representing Norman Ranch Subdivision LLC. The Board had no further questions on the matter.

Schieffer informed the Board that she had received a concern regarding the covenants from Joe Norman. After review of the same, if there is a concern from the declarants, that should be taken up with Norman Ranch Subdivision LLC. Schieffer stated that she did get an opinion from both the City Attorney and City Engineer. The restrictions only apply to the “restricted property” which is described as the SW1/4 of Section 32, T3N, R7E (160 acres), and the “benefited property” as defined is not burdened with the restrictions.

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

Motion by Martin, second by Hirsch, to recommend approval of the R-3 zoning to the Board of Commissioners. Board Member Kenrick explained that on the original 160 acres he thought it should have been zoned R-2 and for those reasons he would stay consistent on the 158’ and vote no to the R-3 zoning.

Voting yes: Martin, Hirsch, Bjorum and Oldfield. Voting no: Kenrick. Motion carried.

Adjournment

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

Lisa Schieffer, City Administrator

Brody Oldfield, Chairman