

OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, JUNE 8th, 2026 @ 6:00 P.M.

The meeting was called to order by Vice-Chairman Casey Kenrick at 6:00 p.m.

Roll Call: Dustin Hirsch, David Brenneman, Casey Kenrick, and Mike Martin were present. Also present was City Administrator Lisa Schieffer and Public Works Director Anthony Kayl.

Call for Changes: Motion by Martin, second by Brenneman to approve the agenda of the regular meeting for June 8th, 2026. Motion carried.

Consent Calendar:

Motion by Hirsch, second by Martin to approve the minutes of the regular meeting held on May 12th, 2026. Motion carried.

Final Plat – Phase 1A Norman Ranch Subdivision

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

City Administrator Lisa Schieffer presented the final plat of Phase 1A of Norman Ranch Subdivision to the Board. Tony Thompson and Forrest Thompson were present to answer any questions. The Board reviewed the comments made by HDR Engineering and discussed the remaining item of the section line being vacated on Highlands Way. At this point in time Norman Ranch is investigating further the need to vacate the section line along Norman Avenue. That option will remain open until further notice. The question was asked regarding Lots 1 and 1A and how, if the section line was vacated along Norman, would that affect them. Thompson stated that the setbacks were accommodated for in the same. That is why they are bigger lots. The Board had no further questions.

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

Motion by Hirsch, second by Martin, to recommend approval of the final plat for Phase 1A of Norman Ranch, contingent upon the developer continuing with the section line vacation. Motion carried.

Adjournment

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

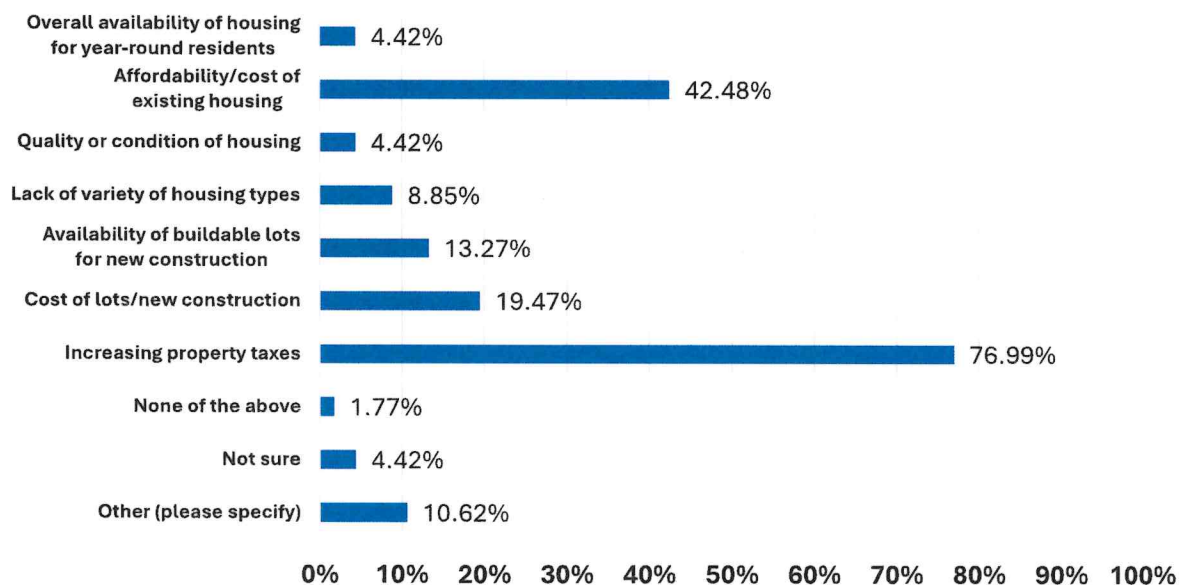
Lisa Schieffer, City Administrator

Brody Oldfield, Chairman

Housing and Economic Development

Housing and Economic Development plays an important role in the overall quality of life and has an essential role in supporting the city's long-term growth and economic stability. A community's housing supply, diversity, and affordability impacts the overall attraction and retention of the local workforce. As Summerset continues to grow and develop, it's important to ensure a range of diverse and adequate housing stock to meet the needs of both current and future residents. A diverse mix of housing types and affordability supports residents across different needs and income levels while preserving Summerset's small-town character. A strong local economy is shaped by a balance of housing supply and business-friendly policies.

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



Existing Conditions:

Summerset's existing housing conditions demonstrate how the community has expanded over the past two decades. Most of the city's housing consists of single-family homes, with some multi-family and mobile homes. These trends help demonstrate Summerset's residential appeal, but also present a challenge related to housing diversity and affordability.

Newer construction makes up most of the city's housing stock. Of the existing housing in Summerset, 82.5% has been constructed since 2000, demonstrating the city's more recent

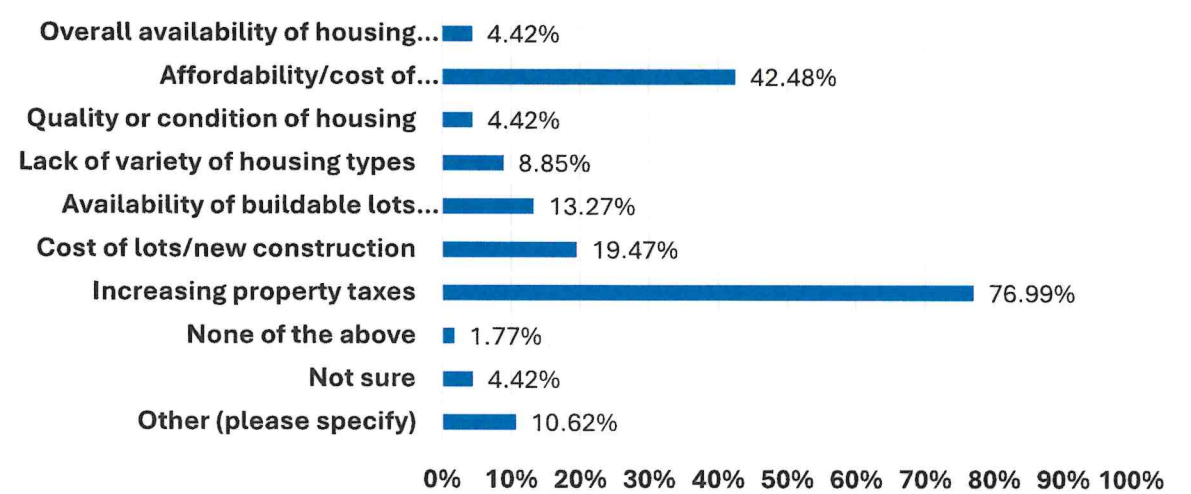
development. Generally, newer housing stock tends to reflect more modern building standards and lower maintenance needs when compared to older regional housing.

Though long-term upkeep needs will increase as homes age. A small number of residents commented on substandard building construction of some newer homes, highlighting the importance of consistent code enforcement of new development.

Affordability and Supply:

Based on 2024 median home value estimates, Summerset home value is roughly \$368,300, this is higher than South Dakota at \$257,400 and Meade County at \$310,900. Currently it is estimated Summerset has 97.1% housing occupancy rate and a 2.9% vacancy rate, showing a limited housing supply.¹ Other factors that play a role in affordability can include, cost and availability of lots, cost of existing housing stock, and cost of new construction.

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



While home values are common in the surrounding area, the higher costs and demand for housing in Summerset demonstrates the affordability challenges, particularly first-time homebuyers, workforce households, and residents on fixed incomes.

Public input identified increasing property taxes as the top housing-related concern. While rising property taxes do impact housing affordability, the City has limited control over tax rates and property valuations. These are influenced by state law, market conditions, and taxing entities. The main role for the City is to work toward responsibly managing growth,

¹ American Community Survey. 2024.

land uses, and infrastructure to help moderate long-term housing costs and not directly controlling property taxes.

Regional Economic Context:

Housing and economic growth in the entire Piedmont Valley are connected to the larger employment centers such as Rapid City, Sturgis, and Spearfish. The proximity to Interstate 90 makes commuting to these communities for work or shopping relatively convenient. It is estimated that 86.1% of residents work outside of Summerset. This trend isn't uncommon for the Piedmont Valley area and shows Summerset's role as primarily a residential community.

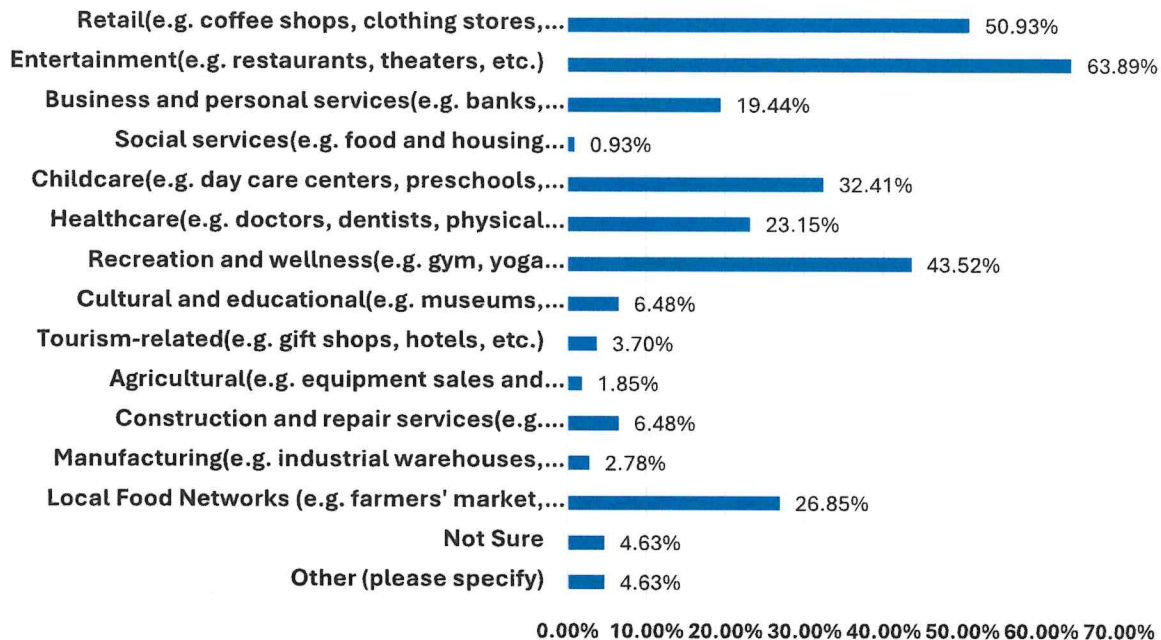
Many residents work in Rapid City and the surrounding areas, likely choosing Summerset for its small-town feel, housing, and neighborhood characteristics. The city's current housing stock is primarily composed of higher-value single-family homes, which can limit housing options for employees wishing to work and live in the city.

Bedroom communities typically experience an increase in household transportation costs, adding to the overall affordability pressures. These costs are likely to affect workforce households, first-time homebuyers, and residents on fixed incomes, further demonstrating the need to consider housing and economic development planning challenges.

Local Economic Development:

Summerset currently has a few businesses in the area but overall does not function as a major employment hub. The city's location along two key transportation corridors does position it well for potential future economic opportunities. As growth continues to occur in the area, increased demand for local services, small businesses, and more commercial activity, can create space for more economic expansion.

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



During public input sessions a majority of respondents expressed their desire to see more businesses that serve the local population including retail, entertainment, especially restaurants, and recreation.

Some of the challenges local businesses and those looking to locate in Summerset for business are related to the availability of local commercial buildings and developable land. Land affordability, land size, and lack of shovel-ready locations with infrastructure can often slow or redirect business owners.

Workforce availability is another important factor in local business development. Many workers choose to work outside of Summerset in areas that tend to offer high-paying jobs and more diverse employment opportunities. With many residents choosing to commute, attracting and retaining local workers can be a challenge. A limited number of potential employees also can discourage businesses from locating in the city.

Providing a diverse range of housing options is also an important factor when considering local economic development. Some jobs that could be created in Summerset such as retail, service, trade of small businesses may tend to offer lower to moderate paying positions. Without more affordable housing options, businesses may find it difficult to find local workers or even outside workers.

Residents acknowledge the importance of affordable or workforce housing, however many were divided on what type of housing should be provided. The city currently does not allow shop houses or tiny houses. Several comments noted an emphasis on exploring smaller-footprint single-family homes. Community feedback stressed the importance of maintaining the city's character and family-friendly atmosphere.

Summerset's location also provides opportunities to partner and work with communities located in the Piedmont Valley to support shared housing and economic development opportunities to benefit the entire area. Coordination with these communities, as well as Meade County can help to identify workforce needs, housing strategies, and complimentary commercial development.

Goal: Expand housing options and improve local job opportunities to strengthen Somerset's economic growth and community character.

Action Item 1: Review or update ordinances to explore options for a mix of housing types while maintaining the community character.

Action Item 2: Promote infill housing opportunities on vacant or underused sites within sites with existing infrastructure.

Action Item 3: Identify and implement solutions to support projects that include housing to support local workforce.

Action Item 4: Work with local, regional, and state partners to identify and promote additional financial assistance programs for housing development and improvement.

Action Item 5: Support and encourage businesses that serve local economic needs and advance local interests.

Action Item 6: Continue working closely with local, regional, and state economic development organizations to attract, promote, and retain businesses in Somerset.

Action Item 7: Promote shovel-ready areas by identifying and preparing priority locations that can support new or expanding businesses.

Action Item 8: Collaborate with Piedmont Valley communities to align housing, workforce, and economic development strategies to strengthen the region.

Action Item 9: Review and update code enforcement to maintain construction standards that support long-term quality of Somerset's housing stock.

Notes for discussion:

Popouts – survey quotes

Popout – definitions or maps (ex. Bedroom Community)

Do we want to prioritize the action items?