

OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, JULY 27th, 2026 @ 6:00 P.M.

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

Roll Call: Dustin Hirsch, David Brenneman, Mike Martin, Casey Kenrick (via telephone) and Brody Oldfield were present. Also present was City Administrator Lisa Schieffer

Call for Changes: Motion by Hirsch, second by Martin to approve the agenda of the regular meeting for July 27th, 2026. Motion carried.

Consent Calendar:

Motion by Hirsch, second by Brenneman to approve the minutes of the regular meeting held on July 14th, 2026. Motion carried.

Phase 1A Final Plat – Norman Ranch

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

Present were Tony Thompson and Forrest Thompson of Norman Ranch to answer any questions of the Board. City Administrator Lisa Schieffer presented the final plat of Phase 1A of Norman Ranch to the Board. Schieffer explained to the Board that the final plat had been run through Planning & Zoning on June 8th and was approved by the Commission on June 18th, 2026. After checking with the Meade County Register of Deeds, it was found that clerical changes needed to be made on the mylar before recording could take place. Per ordinance 31.055 Subdivision and Plats Regulations -“No amendments or changes thereto shall be made without such proposed changes first being referred to the Planning & Zoning Board for its recommendation. Therefore, that is why it is back before the Planning and Zoning Board.

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

Motion by Hirsch, second by Martin, to recommend approval to the Board of Commissioners on Phase 1A Final Plat. Motion carried.

Section Line Vacation – Norman Ranch

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

Schieffer presented the Application and Petition to Vacate Public Right-of-Way or Section Line Highway and the Resolution to the Board. Schieffer explained that Norman Ranch has submitted the Petition along with the required documentation from the utility companies and a map marked as Exhibit “A”. Said legal has been checked by the Meade County Register of Deeds and is correct in its form for recording. Since this is a petition to vacate, a public hearing must be noticed and has been set for August 20th, 2026 @ 6:00 p.m.

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

Motion by Martin, second by Hirsch, to approve moving the Petition to Vacate Public Right-of-Way or Section Line forward to the Board of Commissioners for a public hearing. Motion carried.

Easement – Black Hills Energy

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

Schieffer presented to the Board the Electric Easement OH/Underground and Exhibit “A” from Black Hills Power, Inc., regarding crossing property owned by the City of Summerset: Tract B in the SW1/4SE1/4 of Section 31, T3N, R7E, BHM. The easement would run up along the section line by Three Flags Lane and over to the Norman Ranch Development.

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

Motion by Martin, second by Kenrick, to recommend approval to the Board of Commissioners regarding the Electric Easement of Black Hills Power, Inc. Motion carried.

Adjournment

Motion by Hirsch, second by Martin to adjourn the meeting at 6:13 p.m. Motion carried.

Lisa Schieffer, City Administrator

Brody Oldfield, Chairman