

OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, JUNE 23rd, 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, Casey Kenrick, and Brody Oldfield were present. Also present was City Administrator Lisa Schieffer.

Call for Changes: Motion by Hirsch, second by Kenrick to approve the agenda of the regular meeting for June 23rd, 2026. Motion carried.

Consent Calendar:

Motion by Hirsch, second by Brenneman to approve the minutes of the regular meeting held on June 8th, 2026. Motion carried.

City of Summerset Comprehensive Plan/Housing and Economic Development – Kailey Snyder

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

Kailey Snyder, Comprehensive Planning and Resiliency Specialist for the Black Hills Council of Local Governments presented the Housing and Economic Development Chapter to the Planning and Zoning Board as part of their comprehensive plan work. Snyder took input from the Board regarding existing housing, affordability and supply, local and regional economic factors. Also discussed were the types of businesses or services that were most needed in Summerset. The Board reviewed goals and action items related to the same.

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

Ms. Snyder informed the Board that there will be a few more chapters that they will be going through at future Planning and Zoning meetings in order to keep moving forward with the comprehensive plan.

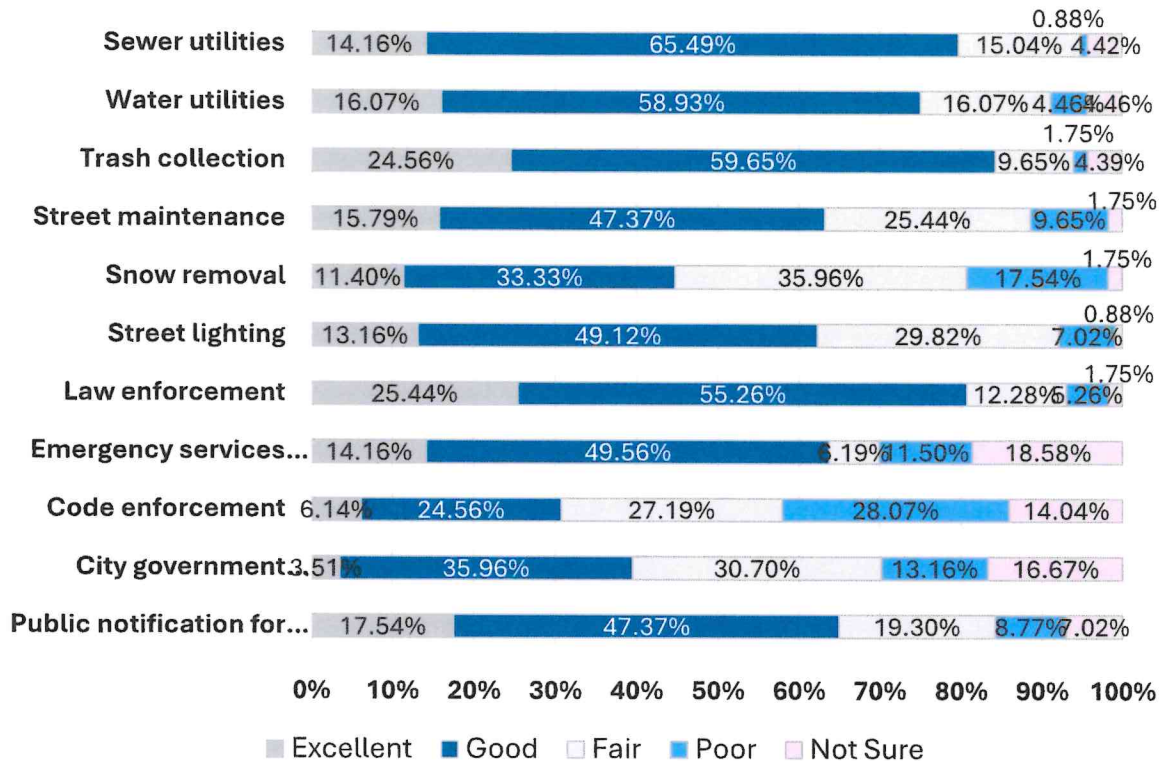
Adjournment

Motion by Kenrick, second by Hirsch to adjourn the meeting at 7:00 p.m. Motion carried.

Lisa Schieffer, City Administrator

Brody Oldfield, Chairman

Facilities and Recreation



Current Conditions

The City of Summerset public facilities consist of a combination of city services and regional utility and emergency service providers. Summerset currently owns and maintains its own wastewater treatment plant and provides services to most of the community. The city recently finished an expansion of the system which would allow for some future growth. Drinking water services are provided by local water districts. The city is currently served by both Diamond Water and Blackhawk Water. Summerset has its own police force but does rely on volunteer ambulances and fire services located outside of the city. In addition to these services the city also has three public parks maintained by the city.

Utilities

While most of the city is connected to city wastewater services, there are areas with development potential with a lack of access to these services. Areas that are not served by the City's sanitary sewer system must rely on individual on-site wastewater treatment systems, which can limit development potential and increase costs for property owners and

developers. The absence of sewer services in these areas may present challenges for both residential and commercial growth, particularly where site conditions, lot sizes, or regulatory requirements make on-site systems less feasible.

Emergency Services and Public Safety

Summersets police force overall received praise from community responses, with some comments on professionalism and responsiveness. Some of the challenges noted include the difficulty recruiting officers and some of the enforcement priorities. Some community feedback expressed some inconsistency with ordinance enforcement. The city currently has a code enforcer for ordinances such as property maintenance concerns. The city also maintains and enforces various ordinances for public safety and community character.

While the city does not have its own dedicated fire and ambulance service, it does receive services from neighboring communities. These partnerships provide critical emergency response capabilities for residents and businesses. While several respondents acknowledged and appreciated the efforts of volunteer firefighters and EMS personnel, some expressed concerns about response times associated with receiving services from outside the city. A number of residents indicated that emergency response times are a particularly important issue as the community grows.

City Services:

The City of Summerset has continued to work towards providing easily accessible and transparent mode of communication with residents. The city currently utilizes an official city website, Facebook page, community billboard, and text notifications to keep the community informed.

Snow removal was one of the most common concerns identified by residents. Survey responses highlighted issues with snow being pushed onto sidewalks and driveways, icy conditions at intersections, and delayed clearing of some residential streets. The city maintains city owned roads for both maintenance and snow removal. Sidewalk snow removal is the responsibility of the business or homeowners. Many respondents emphasized the importance of efficient and consistent snow removal practices to improve winter safety and maintain accessibility throughout the community.

Regular street maintenance is essential for supporting safe and reliable movement through the community. Ongoing investment in pavement preservation, roadway repairs, and preventative maintenance will be necessary to protect public infrastructure and extend the life of city streets. As Summerset continues to grow, maintaining the street network will require a proactive approach that balances routine maintenance needs with long-term capital improvements.

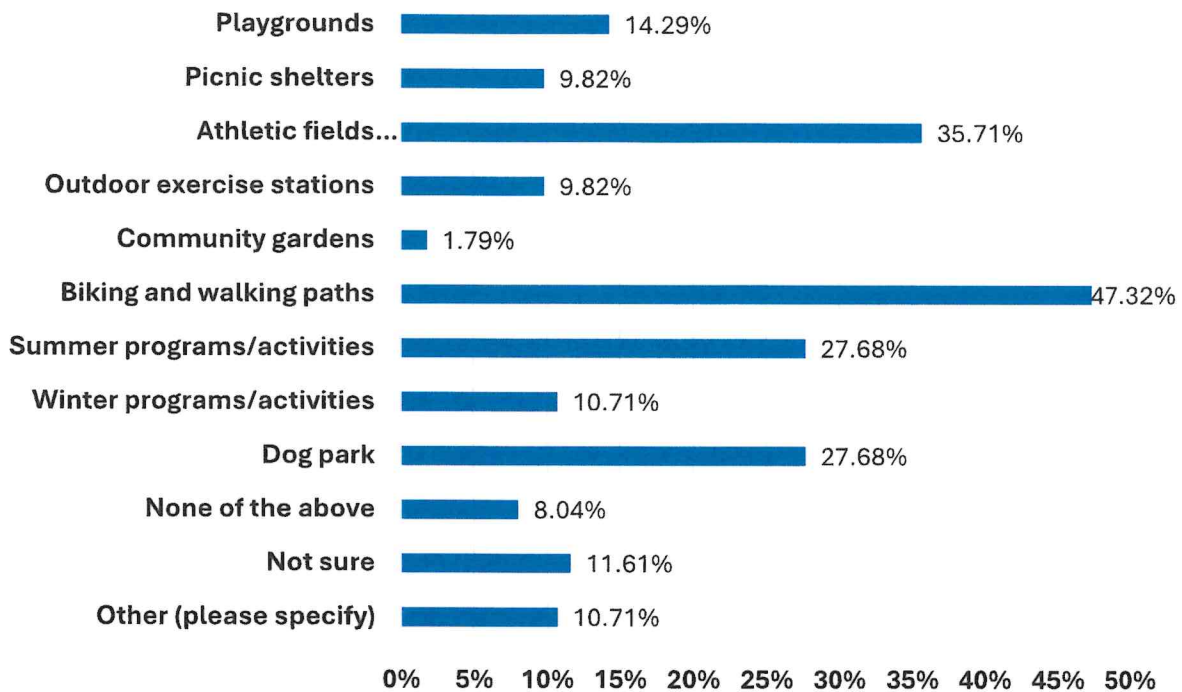
A common topic with community members involved the desire to create secondary access in the Sun Valley neighborhood. Secondary access would have the potential to help alleviate higher traffic flow and provide a secondary emergency exit. Several challenges occur with this project including land acquisitions and funding limitations. Careful planning and coordination will be necessary to address these obstacles and improve future connectivity.

Parks:

Summerset currently owns and maintains three parks. (include map with locations). Community feedback showed general appreciation for existing parks and playgrounds while also identifying opportunities for improvement. Much of the city's park equipment has outlived its useful life and is in need of replacement or repair. The residents also expressed the desire to see more recreational options including sports fields, splash pads, dog parks, and additional parks serving all areas of Summerset.

Overall, the greatest topic was for the creation of walking or biking paths throughout Summerset and possible connections into the Black Hills trail systems. A community-wide trail system could improve recreation opportunities, encourage active transportation, and strengthen connectivity between neighborhoods, parks, schools, and other community destinations. In 2013, a report was created for Piedmont Valley on regional share-use recommendations. The report provides potential trail locations and alternatives throughout the Piedmont Valley.

While there is strong interest in expanded trail opportunities, several challenges exist. Physical barriers such as Interstate 90 and other transportation corridors limit connectivity between areas of the community and surrounding recreational destinations. Additional challenges include securing easements across private property, funding construction and maintenance, and coordinating with Piedmont Valley communities. Future connections to regional trail systems and trailheads would likely require collaboration with the City of Piedmont, local landowners, and other regional partners.



Community Recreation Facilities:

Summerset is currently limited to recreation opportunities such as a community center or outdoor space for community events. While existing parks provide valuable outdoor recreation opportunities, there are few dedicated spaces for community events, youth activities, fitness programs, educational programming, or other social gatherings. Challenges include availability and affordability to land and parking. Additional recreational and event spaces could help meet a variety of community needs and provide opportunities for social interaction and community engagement.

Goal: Maintain and enhance public facilities, infrastructure, services, and recreational amenities that support community safety and connectivity.

Action 1: Expand wastewater infrastructure or identifying alternative solutions may be important considerations as the community continues to grow.

Action 2: Improve Snow Removal Operations and Winter Street Safety

Action 3: Continue to review and update code enforcement policies and procedures

Action 4: Maintain strong partnerships with regional emergency service providers and monitor future service needs.

Action 5: Continue providing and expanding public awareness and engagement by providing regular updates on City projects, service changes, meetings, and community events through consistent and easily accessible communication channels.

Action 6: Review and enhance snow removal policies, routes, and operational procedures to improve roadway safety

Action 7: Prioritize preventative maintenance and roadway repairs to preserve street conditions and extend pavement life.

Action 8: Identify and pursue feasible secondary access options for the Sun Valley area by addressing easement, land acquisition, and funding challenges

Action 9: Continue maintaining existing parks and playgrounds while prioritizing improvements and new recreational opportunities

Action 10: Pursue partnerships, easements, and funding opportunities to develop a connected multi-use trail system within Summerset and explore future connections to regional trail networks and Black Hills recreation areas.

Action 11: Utilize the 2013 Piedmont Valley Shared-Use Path Recommendations Report to identify and pursue opportunities for a connected network of walking and biking trails within Summerset and future connections to regional trail systems.

Action 12: Identify and pursue opportunities for additional outdoor and indoor recreational and community gathering spaces that can accommodate events, programming, and community activities.