

OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, AUGUST 11th, 2026 @ 6:00 P.M.

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

Roll Call: Dustin Hirsch, Mike Martin, Casey Kenrick 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 August 11th, 2026. Motion carried.

Consent Calendar:

Motion by Kenrick, second by Hirsch to approve the minutes of the regular meeting held on July 27th, 2026. Motion carried.

City of Summerset Comprehensive Plan/Transportation – Kailey Snyder

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

Kailey Snyder, Comprehensive Planning and Resiliency Specialist for the Black Hills Council of Local Governments, presented the Transportation Chapter to the Planning and Zoning Board as part of their comprehensive plan work. Snyder went over the existing transportation conditions and needs, reviewed speed limits, and connectivity. Discussion was had on the safe routes to schools, along with a major street plan. The Planning and Zoning Board identified the different classifications of roads used in the plan and went over the goals and action items related to this chapter.

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

The next City of Summerset Comprehensive Plan discussion will be on land use.

Adjournment

Motion by Martin, second by Kenrick to adjourn the meeting at 7:24 p.m. Motion carried.

Lisa Schieffer, City Administrator

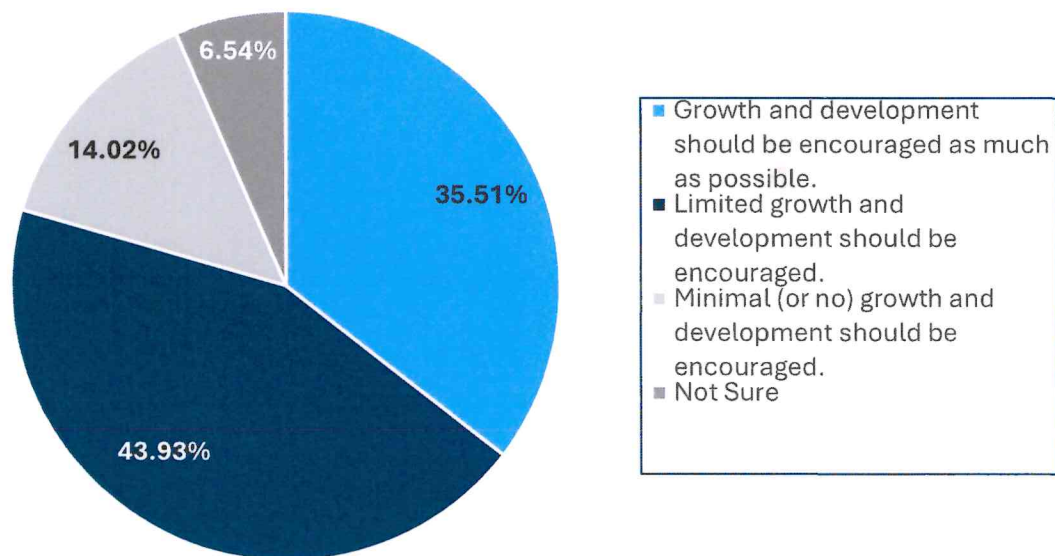
Brody Oldfield, Chairman

Land Use and Growth

Existing Land Use Patterns:

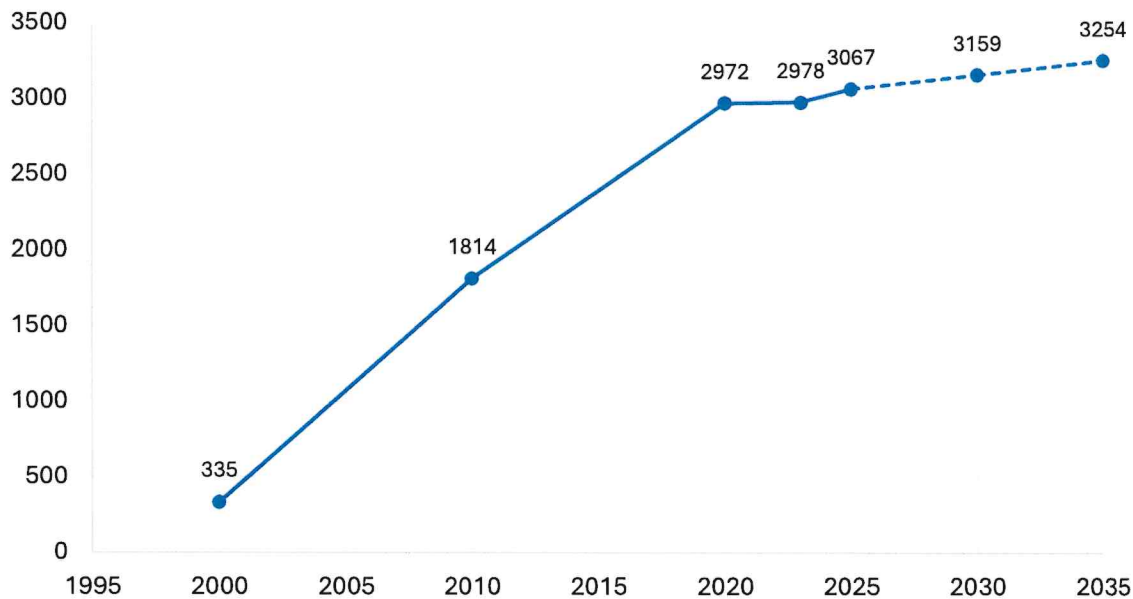
The City of Summerset is a young city, situated primarily along the I-90 corridor. Unlike more traditional cities with an established downtown or community focal point, Summerset's layout has a more dispersed pattern of neighborhoods, commercial areas, and industrial spaces. Summerset is a mostly linear city. The city is split east-west by Interstate 90, this along with Sturgis Rd that runs parallel to the interstate serve as the primary access points. Surrounding the corridor, the land use patterns mostly include residential neighborhoods and commercial uses situated primarily along the two major transportation routes. Summersets current uses are comprised of single-family residential, one – two family residential, multi-family residential, commercial, industrial, and agricultural.

The community is also unique in its close proximity to communities in the Piedmont Valley area, including the incorporated city of Piedmont, which shares the north border of Summerset, and the unincorporated community of Black Hawk to the south. Similarly, Summerset is also located near the Black Hills National Forest, which sits to the west of the city.



Growth Capacity & Infrastructure:

Since its incorporation the city of Summerset has continued to steadily grow, primarily in the form of annexations. Starting from a smaller population of roughly 335 residents at the time of incorporation to an estimated 3,067 in 2025.



During public input the community was asked if the city should continue to encourage growth and development. Feedback showed a majority of people favored some kind of growth, with 43.93% in favor of seeing limited growth and development, and 35.51% in favor of encouraging as much growth and development as possible. Many participants expressed a desire for thoughtful, well-planned development that balances new growth with the preservation of existing neighborhoods, open spaces, and community assets.

As Summerset continues to grow, future land use decisions will play a critical role in shaping the city's future. Community input highlighted the importance of accommodating new housing, encouraging commercial development that serves local needs, and planning for infrastructure improvements that support future population growth. It is important that growth and development occur in a way that supports adequate infrastructure and public services. As the community sees new residents and businesses, the City must ensure that transportation networks, water and wastewater systems, public safety services, parks, and other essential facilities can accommodate future demand.

The most commonly identified growth areas were around Exit 48 and Exit 52, with many respondents also supporting development west of Interstate 90, along the Stage Stop area, and in the Peaceful Pines corridor. Summerset is currently looking at new development to the southeast part of the city. With the unique position and historical development patterns

of Summerset, the idea of working to create a more connected or 'squared up' version of the city could help to create a more connected community pattern to help improve public services, road networks, utility extensions, and emergency response. This would also encourage not just outward growth but also encouraging infill of existing gaps between neighborhoods and growth areas.

As Summerset continues to experience growth and development, it is important to ensure that the community's quality of life, small-town character, and strong neighborhoods are preserved. Future growth should enhance the community by expanding housing, business, recreational, and service opportunities while maintaining the attributes that make Summerset an attractive place to live.

Natural Hazard Considerations

The City of Summerset is currently mapped for floodplain and floodway risk by FEMA and currently places certain conditions on any development occurring in the mapped areas of risk. In areas of known flood risk or low laying drainage areas, compatible land uses should be encouraged including but not limited to open space, recreational areas, or trails. Uses such as housing, commercial, or critical facilities should be discouraged in areas of floodway.

Wildfire is also a risk in the area due to close proximity to the Black Hills National forest and grassfires. Wildfire risk should be considered as part of Summerset's long-term growth and development strategy. Areas of consideration could include those located near grasslands, wooded areas, steep slopes, and the wildland-urban interface where natural vegetation and developed properties meet.

Natural hazards should be carefully considered when evaluating future growth and development opportunities in Summerset. Development within areas vulnerable to flooding, erosion, steep slopes, wildfire, or other hazards can increase risks to public safety, property, and infrastructure. As the community grows, it is important to direct development toward areas that can be safely and efficiently served by infrastructure while minimizing exposure to known hazards.

Future Land Use Patterns and Map

As Summerset continues to experience growth and development, consideration of compatible land use patterns is essential to help protect the character of existing neighborhoods. A well-planned community includes a mix of residential, commercial, public, recreational, and open space uses that complement one another and minimize conflicts between neighboring properties.

Summerset's primary opportunities for future commercial development are located along the Interstate 90 corridor, particularly near Exit 48, Exit 52, and Sturgis Road. These locations provide easier access, visibility, and more compatible uses for businesses such as retail, restaurants, and office spaces. While these locations are the ideal areas for future commercial development, additional opportunities may be appropriate in other areas of the community. When considering these options, it is important to ensure the use is compatible with the surrounding land uses and existing neighborhoods.

As new neighborhoods are developed, housing should be directed to areas that have access to existing or planned infrastructure, transportation networks, public services, and community amenities. Future growth or annexation should generally occur in areas with existing public infrastructure or where public infrastructure can be efficiently expanded and maintained.

Future light industrial development should be encouraged to areas with access to major transportation corridors, such as I-90 or Sturgis Rd, while remaining separated from established residential neighborhoods. Examples of such uses might be, business parks, warehouses, light manufacturing, service-related businesses. Due to the community's current development pattern and community character, large scale industrial development which may produce emissions, significant truck traffic, loud sustained noises, or other impacts to the community should be discouraged.

Open space areas should be considered to help maintain the community character. These spaces would help to provide opportunities for recreation, preserve natural features, or not be suitable for development, such as flood prone areas.

The Land Use Map included with this plan serves as a visual representation of the future land uses and development patterns in Summerset. The map's most basic purpose is for communicating and guiding future land uses, to assist with future decision making including but not limited to zoning regulations and policies. Creation of the Land Use Map was based on many relevant factors, including tax parcel information, aerial photography, existing land uses, infrastructure, environmental characteristics, and other relevant considerations.

<i>Land Use Map vs. Zoning Map</i>
These two map types may look similar; however, they portray different information and have independent uses.
Land Use Map: <i>a planning tool, with no weight of the law.</i>
Land use maps are intended to be used as a reference point for future planning efforts and to help guide growth and encourage compatible land uses.
Zoning Map: <i>a regulatory tool, enforceable by law.</i>

Zoning maps are a representation of a city's zoning classifications as described in their adopted zoning ordinance. The regulations listed in the ordinance describe in detail the permitted/prohibited uses and activities for each zoned area on the map.

Residential	Land developed for residential use, such as single-family dwellings, multi-family dwellings, manufactured homes...
Commercial	Land used for commercial businesses, primarily operated for profit, such as stores, offices, restaurants, hotels...
Civic	Land dedicated for public and semipublic facilities, such as government offices, police station, schools...
Open Space	Lands utilized for public parks and recreation facilities, such as playgrounds, sports fields, flood-prone areas, or other natural features not suitable to development
Industrial	Lands dedicated for light industrial uses, such as manufacturing, processing, fabrication, packaging, warehousing, & distribution.

Goal: Summerset will promote responsible growth and development that enhances quality of life, preserves community character, and supports long-term sustainability.

Action 1: Encourage managed growth that balances development with community character.

Action 2: Focus growth in targeted areas while promoting infill development and community connectivity.

Action 3: Align infrastructure and public services with future growth needs.

Action 4: Support housing and commercial development that meets local needs and future demand.

Action 5: Work to mitigate the risk to people, property, and infrastructure through development that accounts for natural hazards.

Action 6: Preserve open space to maintain community character, provide recreation opportunities, and protect sensitive lands.

Action 7: Continue to evaluate hazard exposure as part of future development decisions.

Action 8: Promote compatible land use patterns that protect neighborhood character and minimize land use conflicts.

Action 9: Direct commercial development to key corridors such as I-90 and Sturgis Road.

Action 10: Support growth and development in areas served by existing or planned infrastructure, transportation, and public services.

Action 11: Discourage large-scale industrial uses that generate significant traffic, noise, emissions, or other community impacts.

Action 12: Utilize the Future Land Use Map to guide development decisions, zoning, and long-term growth patterns.