

OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, AUGUST 24th, 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, David Brenneman and Brody Oldfield were present. Also present was City Administrator Lisa Schieffer.

Call for Changes: Motion by Kenrick, second by Martin to approve the agenda of the regular meeting for August 24th, 2026. Motion carried.

Consent Calendar:

Motion by Martin, second by Kenrick to approve the minutes of the regular meeting held on August 11th, 2026. Motion carried.

City of Summerset Comprehensive Plan/Land Use – Kailey Snyder

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

Kailey Snyder, Comprehensive Planning and Resiliency Specialist for the Black Hills Council of Local Governments, presented the Land Use Chapter to the Planning and Zoning Board as part of the comprehensive plan process. Snyder reviewed existing land use patterns, growth, and development, as well as public feedback expressing a desire for well-planned development that balances new growth with the preservation of existing neighborhoods. The Board also discussed open spaces and considered natural hazards, including flooding, drainage, and sloped areas. Discussion included future land use patterns and maps identifying where the city would like commercial, recreational, industrial, and residential development to occur while avoiding conflicts to ensure compatible uses. The Board was guided though the land use map of where they could envision future growth. The Planning and Zoning Board reviewed the goals and action items related to this chapter. The Board will meet again on September 22nd to shore up the map on future land use.

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

Adjournment

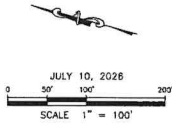
Motion by Martin, second by Kenrick to adjourn the meeting at 8:13 p.m. Motion carried.

Lisa Schieffer, City Administrator

Brody Oldfield, Chairman

PLAT OF
 LOTS 1-9 OF BLOCK 1, LOTS 1-10 OF BLOCK 2, LOTS 1A & 1B-13A & 13B OF BLOCK 3,
 LOTS 1-27 OF BLOCK 4, LOTS 1-3 OF BLOCK 5 &
 MACALLAN WAY, MORAY MIST LANE, HIGHLANDS WAY, & NORMAN AVENUE RIGHT-OF-WAYS
 UTILITY EASEMENT AND MAJOR DRAINAGE EASEMENT,
 NORMAN RANCH SUBDIVISION

(formerly a portion of the SW1/4 of the SW1/4 & the SE1/4 of the SW1/4 of Section 32, T3N, R7E
 and the N158' of Gov't Lots 3 & 4 of Section 5, T2N, R7E, BHM)
 LOCATED IN SECTION 32, T3N, R7E AND SECTION 5, T2N, R7E, BHM,
 CITY OF SUMMERSET, MEADE COUNTY, SOUTH DAKOTA



NOTES:

Eight foot (8') utility and minor drainage easement is hereby granted on the interior of side of the side & rear lot lines. A ten foot (10') utility & minor drainage easement is hereby granted on the interior side of the front lot line. Removal or modification of any obstruction or impediment to such an easement shall be the financial responsibility of the landowner.

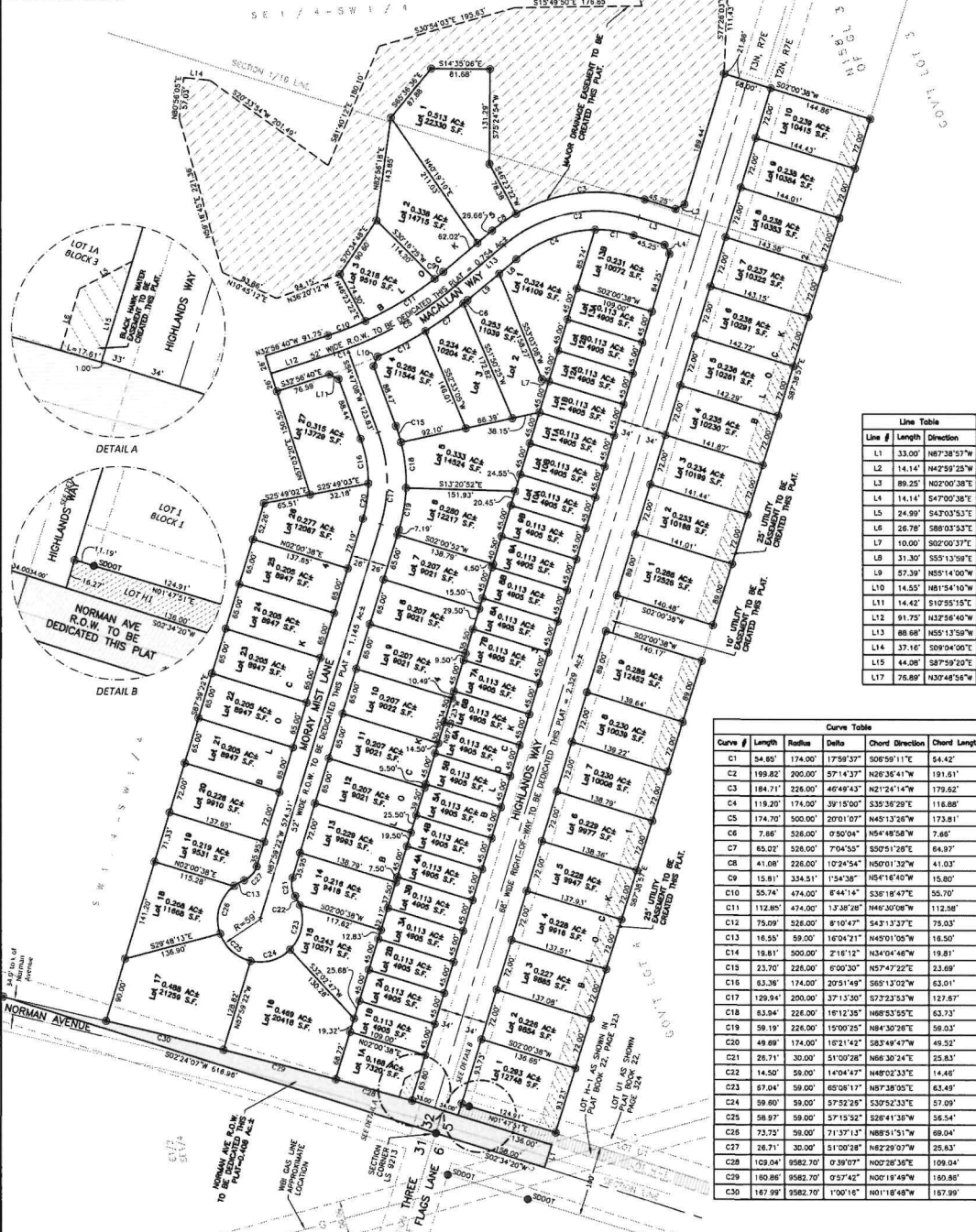
Major drainage easements shall be kept free of all obstructions, including fences, and that the major drainage easement provides the Summerst Public Works Department, or their designee(s) the rights of entry, construction, and maintenance in order to facilitate drainage through these easements.

LEGEND:

- Denotes set rebar with survey cap marked
 "Renner - Assoc. 9213"
- Denotes Found Survey Monument marked
 as noted.
- (R) Denotes Recorded in previous plat or
 description.
- (M) Denotes Measured in this survey.

Base of Bearings: South Dakota State Plane
 Coordinate System North Zone, NAD 83 (2011)

THE SUBJECT PROPERTY FALLS IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN IN THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 46093C1791F, EFFECTIVE DATE OF SEPTEMBER 16, 2011.



Line #	Length	Direction
L1	33.00'	N87°38'57"W
L2	14.14'	N42°59'28"W
L3	89.25'	N02°00'38"E
L4	14.14'	S47°00'38"E
L5	24.99'	S43°03'53"E
L6	26.78'	S88°03'53"E
L7	10.00'	S02°00'37"E
L8	51.30'	S55°12'58"E
L9	57.39'	N55°14'00"W
L10	14.55'	N81°54'10"W
L11	14.42'	S10°55'15"E
L12	91.73'	N32°56'40"W
L13	88.68'	N55°13'58"W
L14	37.16'	S09°04'00"E
L15	44.08'	S87°59'20"E
L17	76.89'	N30°48'56"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	54.85'	174.00'	17°59'37"	S06°59'11"E	54.42'
C2	189.82'	200.00'	57°14'37"	N26°36'41"W	191.61'
C3	184.71'	228.00'	46°49'43"	N21°24'14"W	179.62'
C4	118.20'	174.00'	39°15'00"	S35°36'28"E	116.88'
C5	174.70'	300.00'	30°01'07"	N45°13'26"W	173.81'
C6	7.86'	328.00'	0°50'04"	N54°48'58"W	7.46'
C7	65.02'	328.00'	7°04'53"	S50°15'28"E	64.97'
C8	41.08'	228.00'	10°24'54"	N50°01'32"W	41.03'
C9	15.81'	324.51'	1°54'38"	N54°16'40"W	15.80'
C10	55.74'	474.00'	8°44'14"	S36°19'47"E	56.70'
C11	112.85'	474.00'	17°38'28"	N46°30'08"W	112.38'
C12	75.09'	528.00'	8°10'47"	S43°13'37"E	75.03'
C13	16.55'	59.00'	16°04'21"	N45°01'05"W	16.50'
C14	18.61'	500.00'	2°18'12"	N34°04'46"W	18.61'
C15	23.70'	228.00'	6°03'30"	N57°47'32"E	23.69'
C16	63.36'	174.00'	20°51'49"	S65°12'02"W	63.01'
C17	129.94'	200.00'	37°13'30"	S73°23'53"W	127.67'
C18	63.04'	228.00'	16°12'35"	N68°53'55"E	63.73'
C19	59.19'	228.00'	15°00'25"	N84°30'26"E	59.03'
C20	49.69'	174.00'	16°21'42"	S83°49'47"W	49.52'
C21	26.71'	30.00'	51°00'28"	N66°30'24"E	25.83'
C22	14.50'	59.00'	14°04'47"	N48°02'33"E	14.46'
C23	67.04'	59.00'	60°08'17"	N87°38'05"E	63.49'
C24	39.60'	59.00'	57°52'29"	S30°52'33"E	37.09'
C25	58.97'	59.00'	57°15'52"	S26°41'36"W	56.54'
C26	73.72'	59.00'	71°37'13"	N88°51'51"W	69.04'
C27	26.71'	30.00'	51°00'28"	N82°29'07"W	25.83'
C28	109.04'	1582.70'	0°39'07"	N00°28'36"E	109.04'
C29	180.86'	1582.70'	0°57'42"	N00°19'49"W	180.86'
C30	167.99'	1582.70'	1°00'16"	N01°18'49"W	167.99'

PLAT OF
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LOCATED IN SECTION 32, T3N, R7E AND SECTION 5, T2N, R7E, BHM,
CITY OF SUMMERSET, MEADE COUNTY, SOUTH DAKOTA

CERTIFICATE OF OWNERSHIP

We, NORMAN RANCH SUBDIVISION, LLC, do hereby certify that We are the owners of the tract of land shown and described herein, that said land is free from any encumbrance, that I did authorize and do hereby approve the survey and within plot of said land for the purposes indicated herein. I further certify that the development of this land shall conform to all existing applicable zoning, subdivision, erosion and sediment control regulations.

Any land shown on the within plot as dedicated to public right-of-way is hereby dedicated to public use and public utility use as such forever, but such dedication shall not be construed to be a donation of the fee of such land.

In witness whereof, I have set my hand and seal.

OWNER: NORMAN RANCH SUBDIVISION, LLC.

BY: FORREST THOMPSON

ACKNOWLEDGEMENT OF OWNERSHIP

State of South Dakota S.S.
County of Meade

On the _____ day of _____, 20____, before me, a Notary Public, personally appeared FORREST THOMPSON of Norman Ranch Subdivision, LLC., known to me to be the person described in the foregoing instrument and acknowledged to me that he signed the same.

NOTARY PUBLIC: _____

My commission expires: _____

APPROVAL BY HIGHWAY OR STREET AUTHORITY

The location of the proposed access to the Highway or Street as shown herein is hereby approved. Any change in the location of the proposed access shall require additional approval.

Dated this _____ day of _____, 20____.

Highway or Street Authority

CERTIFICATE OF HIGHWAY OR STREET AUTHORITY

State of South Dakota S.S.
County of Meade

The location of the proposed access road to the County or State Highway or City Street as shown herein, is hereby approved. Any change in the location of the proposed access shall require additional approval.

Dated this _____ day of _____, 20____.

Highway or Street Authority

CERTIFICATE OF COUNTY TREASURER

I, Treasurer of Meade County, South Dakota, do hereby certify that all taxes, which are liens upon the within described lands are fully paid according to the records in my office.

Dated this _____ day of _____, 20____.

Meade County Treasurer

CERTIFICATE OF REGISTER OF DEEDS

State of South Dakota S.S.
County of Meade



CERTIFICATE OF SURVEYOR

State of South Dakota S.S.
County of Pennington

I, Eric D. Howard, Registered Land Surveyor No. 9213 in the State of South Dakota, do hereby certify that at the request of the owners listed herein, I have surveyed the tract of land shown, and to the best of my knowledge and belief, the within plot is a representation of said survey. Easements or restrictions of miscellaneous record or private easements that are not known to me are not shown herein.

In witness whereof, I have hereunto set my hand and seal.

Eric D. Howard, Registered Land Surveyor Date: _____

CERTIFICATE OF PLANNING COMMISSION

The City of Summerset Planning and Zoning Commission certifies it has reviewed the final plat and hereby recommends approval to the City Commission of the City of Summerset, South Dakota.

Dated this _____ day of _____, 20____.

Planning Commission Member

CERTIFICATE OF DIRECTOR OF EQUALIZATION

I, Director of Equalization of Meade County, South Dakota, do hereby certify that I have on record in my office a copy of the within described plat.

Dated this _____ day of _____, 20____.

Meade County Director of Equalization

CERTIFICATE OF CITY FINANCE OFFICER

I, Finance Officer of the City of Summerset, South Dakota, do hereby certify that the foregoing instrument is a true and correct copy of the resolution adopted by the City Commission of City of Summerset, South Dakota, at a meeting held on the _____ day of _____, 20____.

Finance Officer Date

CERTIFICATE OF CITY FINANCE OFFICER

I, Finance Officer of the City of Summerset, South Dakota, do hereby certify that all special assessments which are liens upon the within described lands are fully paid according to the records of my office.

Dated this _____ day of _____, 20____.

Finance Officer

RESOLUTION OF CITY COMMISSION

Whereas there has been presented to the City Commission of the City of Summerset, South Dakota, the within plat of the above described lands, and it appears to this Council of Commissioners that:

- The system of streets set forth therein conforms to the system of streets of the existing plat of the City;
- All provisions of the City subdivision regulations have been complied with;
- All taxes and special assessments upon the tract or subdivision have been fully paid; and
- Such plat and survey thereof have been executed according to law.

NOW THEREFORE, BE IT RESOLVED that said plat is hereby approved in all respects.

Dated at Summerset, South Dakota this _____ day of _____, 20____.

Mayor Date

Published once _____ at total approximate cost \$ _____.