

MARSHALL COUNTY PLANNING & ZONING COMMISSION

Proposed Agenda

Regular Scheduled Meeting

May 11, 2021– 9:10 AM

Marshall County Courthouse, Commissioners Chambers

- I. Call to Order
- II. Roll Call
- III. Review & Approval of Minutes from April 27, 2021
- IV. New Business:
 - A. **Drainage – Renald Tank**
 - 1) Reported by E. Collins-Miles
 - 2) Open Public hearing
 - a) Discuss new developments
 - b) Testimony from applicant
 - c) Testimony from proponents and opponents
 - d) Applicant back up for questions (if needed)
 - 3) Close public hearing
 - 4) Boards Discussion
 - a) Questions for audience (No new topics to be discussed)
 - 5) Drainage Board motion and roll call for vote
 - B. **Plats**
 - a. C & N Land Plat
 - 1) **C & N Land Second Addition Located in Government Lots 1 and 2 in the Northwest quarter of Section 10, Township 126 North, Range 54 West of the 5th P.M., Marshall County, South Dakota.**
- V. Building Permits
- VI. Other
- VII. Old Business
- VIII. Adjourn

MARSHALL COUNTY PLANNING & ZONING BOARD
PO BOX 9
BRITTON, SOUTH DAKOTA

April 27, 2021

Members Present:

Doug Medhaug
Matthew Schuller
Kevin Jones
LeRon Knebel
Lynda Luttrell

Others Present:

Megan Biel, Auditor
Erin Collins-Miles, P&Z Administrator

Commissioner Medhaug presided.

Others Present via Zoom:

The meeting was open to the public and was offered via Zoom on computer and conference call. Andrew Feia, Brandon Peters, Shelby Thompson, Kalissa Stelzer, and Sandy Dinger were present for portions of the meeting via zoom.

Erin Collins-Miles, Planning & Zoning Director met with the Board to discuss Zoning and Drainage business.

Minutes:

Luttrell motioned; Jones seconded to approve the minutes from April 13, 2021. All members voted aye.

Variances:

Andrew and Meredith Feia have requested a variance to build a storage shed on the property described as Lot 12 of Roykota Legacy Estates in the SE1/4SW1/4 and Government Lot 5 of Section 27, T126N, R55W. The petitioner is asking to build the storage shed 23ft at the NW corner and 26ft at the NE corner from the road right-of-way line instead of the 30ft requirement and 40ft from the normal high-water mark instead of the 50ft requirement. On the same property, the applicants have also requested to build a deck with stairs. The petitioner is asking to build the deck 25ft from the normal high-water mark and to build the stairs 5ft from the normal high-water mark instead of the 50ft requirements, per the Marshall County Zoning Ordinance. **Schuller motioned; Luttrell seconded to approve the requested 7' variance at the NW corner and a 4' variance at the NE corner to the right-of-way line setback and a 10' variance to the normal high-water mark setback to place a shed; allowing it to be placed 23' and 26' from the right-of-way line, respectively, and 40' from the high-water mark instead of the 30' and 50' requirements, respectively; also approved, was the requested 25' variance to the normal high-water mark setback to build a deck; allowing it to be built 25' from the normal high-water mark setback instead of the 50' requirement, per the Marshall County Zoning Ordinance.**

Drainage:

Brandon Peters is requesting a Drainage permit for construction of a drain on the North half of the property described as LOTS 1-2 (W1/2NW1/4), E1/2NW1/4 Section 31, T127N, R55W. The water will flow Southwest through an outlet and onto the same property described above, the water will also flow East through the tree belt through a natural drain and onto the property described as LOTS 6 & 7 EXC, to rest in the dugout which already exists on the property described; which is also owned by the applicant. The water will also flow North into the ditch on the South side of 111th St. and through an existing culvert, which will then flow North onto the property described as LOT 4, SE1/4SW1/4 of Section 30, T127N, R55W; which is also owned by the applicant; for the purpose of draining water away from crop land. Construction will start on or before July 1, 2021 and will be completed on or before November 30, 2023. **Knebel motioned; Jones seconded to approve an application to drain on the property described as the North half of the property described as LOTS 1-2 (W1/2NW1/4), E1/2NW1/4 Section 31, T127N, R55W. Conditions to this permit are as follows; to make**

the construction completion date as seen on permit application; November 30, 2023. Applicant must reapply after said date. All members voted aye.

David Vig is requesting a Drainage permit for construction of a drain on the properties described as the SW1/4 and the S1/2NW1/4; Both of Section 25, T129N, R53W. The water will be drained through the same properties and into a natural drain which will flow East under 449th Ave.; for the purpose of draining water away from crop land. Construction will start on or before August 1, 2021 and will be completed on or before August 1, 2024. **Jones motioned; Knebel seconded to approve an application to drain on the properties described as the SW1/4 and the S1/2NW1/4; Both of Section 25, T129N, R53W. Conditions to this permit are as follows; to make the construction completion date as seen on permit application; August 1, 2024. Applicant must reapply after said date. All members voted aye.**

Building Permits:

Schuller motioned; Luttrell seconded to approve the following building permits. All members voted aye.

Jatelyn Paulson: dog house/kennel; BP #18-21

Bill & Jodi Meyer: deck & railing; BP #19-21

Randy Heitmann: deck with stairs; BP #20-21

Bryce Johnson: house; BP #21-21

Ona Vig: lake cabin; BP #22-21

Andrew & Meredith Feia (Variance): storage shed and wood deck; BP #23-21

Jared Marzolf: fence; BP #24-21

Adjourn:

Knebel motioned; Schuller seconded to adjourn. All members voted aye.

Submitted by:

Erin Collins-Miles

Erin Collins-Miles, P&Z Administrator