

STAFF REPORT
April 4, 2023

APPLICATION FOR CONDIITIONAL USE FOR A 10-UNIT STORAGE BUILDING

GENERAL INFORMATION:

PETITIONER	Schmieg Management, LLC
REQUEST	Application for Conditional Use for a 10-unit storage building
LEGAL DESCRIPTION	W1/2W1/2NW1/4NE1/4 of Section 19, T127N, R57W
CURRENT & SURROUNDING ZONING	Residential (R-1), Ag Fringe (AGFP)
REPORTED BY	Erin Collins-Miles

GENERAL COMMENT: Schmieg Management, LLC has requested a Conditional Use from the Marshall County Zoning Ordinance for a 10-unit storage building to be constructed on the property described as the W1/2W1/2NW1/4NE1/4 of Section 19, T127N, R57W of the 5th P.M., Marshall County, South Dakota.

Per the Marshall County Zoning Ordinance, a storage unit is not considered a permitted use in the Residential District. Granting of this conditional use would bring the structure into compliance with the rules and regulations set forth by Marshall County.

REVIEW: The property has an existing single-family home which is intended to be a rental property. The proposed storage building will go South of the residence and run East to West. The applicant is aware that prior to the start of construction, the Zoning Director will be notified so as to confirm the desired setback distances from the road and lot lines as shown in the site plan attached. No objections were received prior to the scheduled CU hearing.

MARSHALL COUNTY APPLICATION FOR CONDITIONAL USE

DATE: 03/10/2023

To: Marshall County Planning and Zoning Commission
PO Box 9
Britton, SD 57430

The undersigned do hereby request a conditional use from the Marshall County Zoning Ordinance as provided by Article 9 Section 9.3 for the purpose of Construct a self storage building to be utilized by the public.

10 units 14' wide 50' deep 16' walls, Doors - 12' wide x 14' tall

Legal Description:

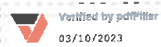
West Half of West Half of Northwest Quarter of Northeast Quarter (W1/2W1/2NW1/4NE1/4) of Section Nineteen (19), Township One Hundred Twenty-seven North (127N) Range Fiftyseven (57) West of the 5th P.M. Marshall County, State of South Dakota.

Reason: Construct a storage building to rent units to the public. Building not to exceed 60x160 with 16' eve height.

Applicant's Name: Schmieg Management LLC
(Cory Schmieg & Blake Schmieg) Owners Phone: 605-290-2997

Address: 13971 479th Ave Corona SD 57227

Applicant's Signature: [Signature]



Owner's Signature (if different than applicant): _____

For Internal Office Use Only:

Date Received: 3/10/23 Fees (non-refundable): \$150.00 Paid: YES NO

Inspection Report: See staff report

Date of Hearing by Planning and Zoning Commission: April 4, 2023

Action taken by Planning and Zoning Commission: _____

NOTICE OF HEARING - APPLICATION FOR CONDITIONAL USE FOR A 10-UNIT STORAGE BUILDING

Notice is hereby given that the Marshall County Planning & Zoning Board will meet on April 4, 2023 at 9:00 a.m. at the Marshall County Courthouse Commissioners Chambers, concerning the following application for a Conditional Use from the Marshall County Zoning Ordinance.

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Erin Collins-Miles
Planning & Zoning Administrator

Published once at the approximate cost of

For publication: March 15, 2023

1T (March 15)
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Erin Collins-Miles
Planning & Zoning
Administrator

Published at an approximate cost of \$6.76 and can be viewed free of charge at www.sdpublicnotices.com.

MARSHALL COUNTY PLANNING & ZONING COMMISSION
P.O.BOX 9
BRITTON, SOUTH DAKOTA 57430
605.448.7540

March 13, 2023

Dear Property Owner,

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As an adjacent landowner, you are being notified of the hearing. If you have any questions, please contact my office. Any comments or concerns should be stated in writing and forwarded to my office or expressed at the scheduled hearing.

Sincerely,

Erin Collins-Miles

Erin Collins-Miles
Planning and Zoning Administrator

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Sincerely,

Erin Collins-Miles

Erin Collins-Miles
Planning and Zoning Administrator

Sent to the following adjacent landowners on 3/13/23:

1. Shawn and April Tosse – 42475 109th St. Britton, SD
2. Lynn and Randy Carlson – 42462 109th St. Britton, SD
3. David Mitchell – 40154 111th St. Houghton, SD 57449
4. Melissa Fredrickson – P.O. Box 924 Britton, SD
5. Bruce and Kitty Johnson – P.O. Box 461 Britton, SD
6. Stuart and Diane Eberhart – 42485 Golf View Dr.
7. Jason and Kelly Teveldal – 42455 Golfview Dr.
8. Wayne and Laurie Polzin – 807 6th St. Britton, SD

MARSHALL COUNTY WEB VIEWER

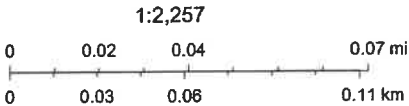


3/20/2023, 9:24:00 AM

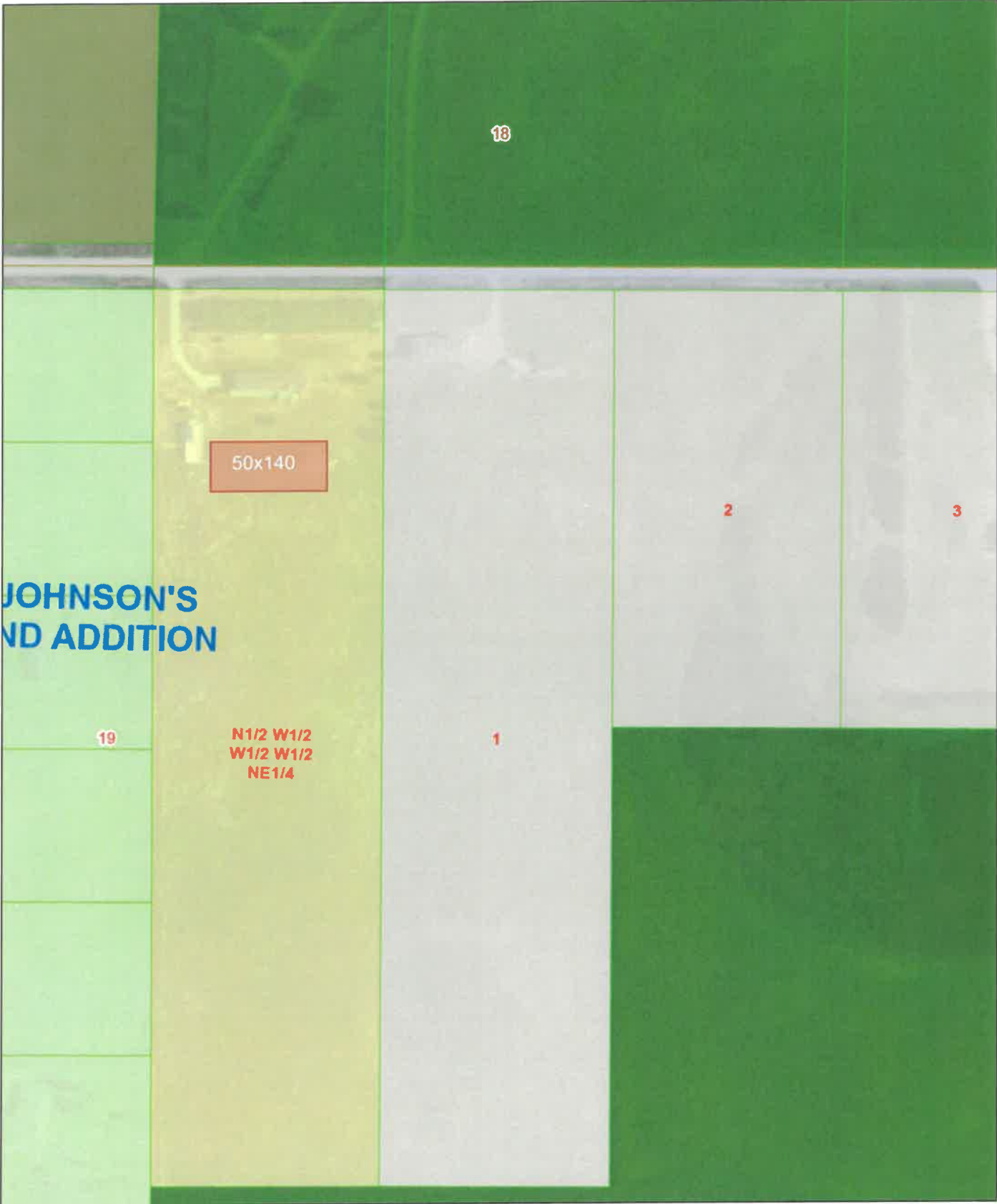
PLAT

- JOHNSON'S 2ND ADDITION
- JOHNSON'S ADDITION
- OUTLOT

- TOWNSHIPS
- SECTIONS
- PARCELS



MARSHALL COUNTY WEB VIEWER



3/20/2023, 9:24:48 AM

ZONING

- Agricultural Fringe Protection District
- Residential District

PLAT

JOHNSON'S 2ND ADDITION

JOHNSON'S ADDITION

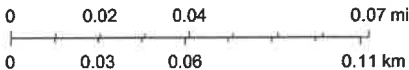
OUTLOT

TOWNSHIPS

SECTIONS

PARCELS

1:2,257



Schmieg Management, LLC – Conditional Use



