

**STAFF REPORT**  
**June 20, 2023**

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**APPLICATION FOR CONDIITIONAL USE FOR A 10-UNIT STORAGE BUILDING**

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GENERAL INFORMATION:

|                              |   |
|------------------------------|---|
| PETITIONER                   | Schmieg Management, LLC   |
| REQUEST                      | <b>Application for Conditional Use for a 10-unit storage building</b> |
| 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 listed as a permitted use in the Residential District under the Conditional Use section; TITLE 9, CHAPTER 9.3. Granting of this conditional use would bring the structure into compliance with the rules and regulations set forth by Marshall County.

REVIEW: There is an existing single-family home on the property which is currently being used as a rental home. The proposed storage building will go South of the residence and run East to West. Per the applicants, the proposed building size is not to exceed 60 x 160 in size with 16' sidewalls. No written comments or objections were received prior to the scheduled hearing.

**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 June 20, 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.

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 5<sup>th</sup> P.M., Marshall County, South Dakota.

Erin Collins-Miles  
Planning & Zoning Administrator

Published once at the approximate cost of

*For publication: June 7, 2023*

1T (June 7)  
**NOTICE OF HEARING  
- APPLICATION FOR  
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Erin Collins-Miles  
Planning & Zoning Administrator  
Published at an approximate cost of \$7.54 and can be viewed free of charge at [www.sdpublicnotices.com](http://www.sdpublicnotices.com).

**MARSHALL COUNTY APPLICATION FOR CONDITIONAL USE**

DATE: 6/1/2023

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 Constructing a self storage building to be utilized by the public.

Legal Description: West Half of West Half of Northwest Quarter of Northeast Quarter (W1/2W1/2 NW1/4 NE1/4) 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 Size not to exceed 60'x160' with 16' eave height

Applicant's Name: Schmieg Management LLC  
Cory Schmieg & Blake Schmieg 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: 6/1/23 Fees (non-refundable): N/A Paid: YES NO  
Inspection Report: See staff report

Date of Hearing by Planning and Zoning Commission: June 20, 2023

Action taken by Planning and Zoning Commission: \_\_\_\_\_

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

June 7, 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

MARSHALL COUNTY PLANNING & ZONING COMMISSION  
P.O.BOX 9  
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Sincerely,

*Erin Collins-Miles*

Erin Collins-Miles  
Planning and Zoning Administrator

**Sent to the following adjacent landowners on 6/7/23:**







1. Shawn and April Tosse – 42475 109<sup>th</sup> St. Britton, SD
2. Lynn and Randy Carlson – 42462 109<sup>th</sup> St. Britton, SD
3. David Mitchell – 40154 111<sup>th</sup> 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 6<sup>th</sup> St. Britton, SD

# MARSHALL COUNTY WEB VIEWER

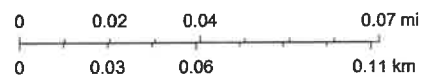


3/20/2023, 9:24:00 AM

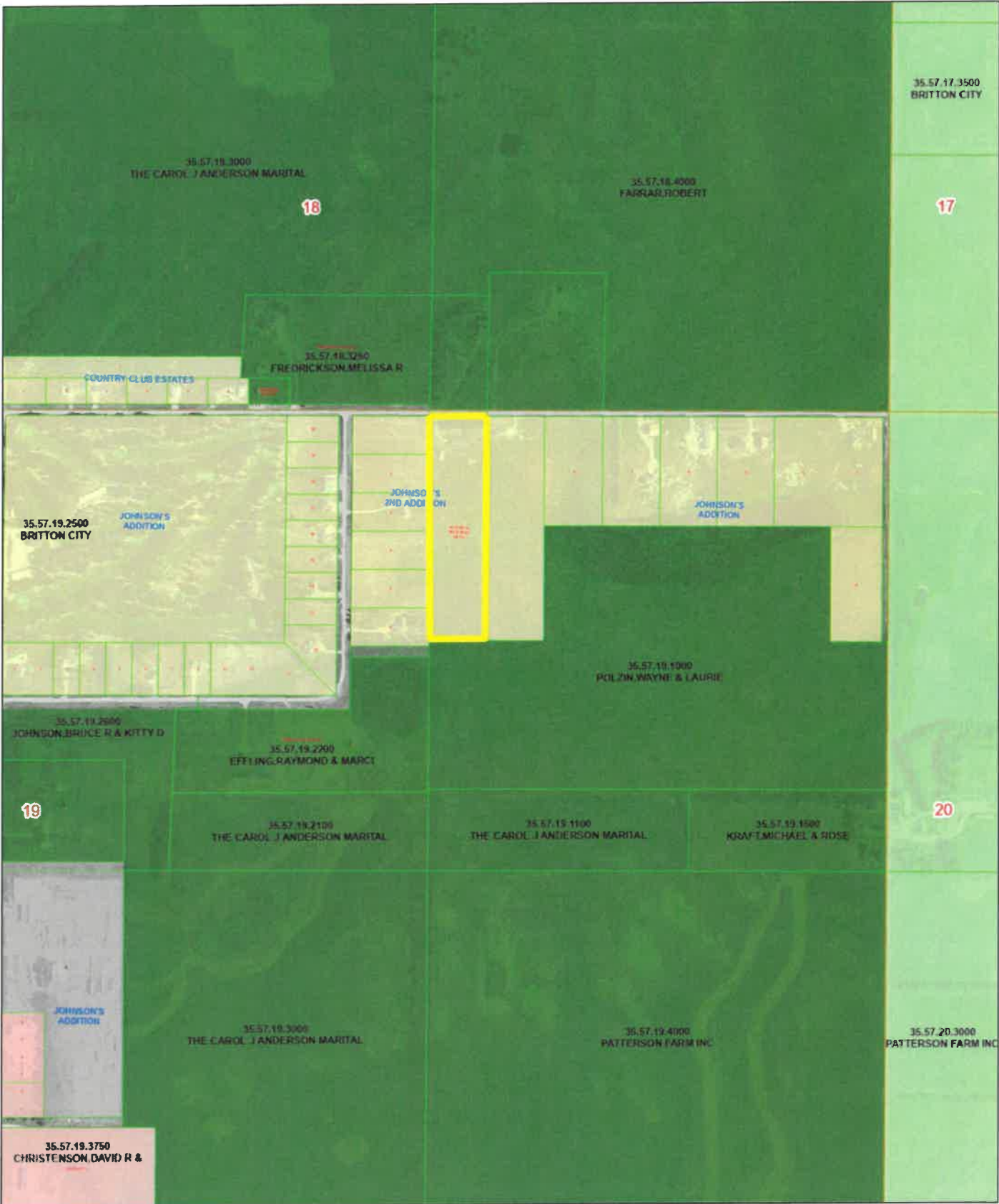
PLAT

- |   |                        |
|---|------------------------|
|  | TOWNSHIPS              |
|  | SECTIONS               |
|  | PARCELS                |
|  | JOHNSON'S 2ND ADDITION |
|  | JOHNSON'S ADDITION     |
|  | OUTLOT                 |

1:2,257



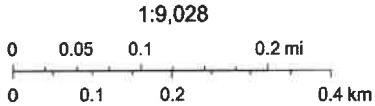
# MARSHALL COUNTY WEB VIEWER



6/13/2023, 1:02:31 PM

**ZONING**

- Residential District
- TOWNSHIPS
- Agricultural District
- SECTIONS
- Agricultural Fringe Protection District
- PARCELS
- Commercial District
- General Industrial District



## Schmieg Management, LLC – Conditional Use





