

MARSHALL COUNTY PLANNING & ZONING COMMISSION

Proposed Agenda

Regular Scheduled Meeting

September 19, 2023– 9:00 AM

Marshall County Courthouse, Commissioners Chambers

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Review & Approval of Minutes from September 5, 2023
- V. Matters for Board Discussion
- VI. Open
- VII. Disclosure of Conflicts/Ex Parte Communication
- VIII. New Business:
 - A. Rezone permit Ord. #61 – Rodney & Lois Westby**
 - 1) Staff report by E. Collins-Miles
 - 2) Open Public hearing
 - a) Testimony from applicant
 - b) Testimony from proponents and opponents
 - c) Applicant back up for questions (if needed)
 - 3) Close public hearing
 - 4) Board Discussion
 - a) Questions for audience (No new topics to be discussed)
 - 5) Motion and roll call vote for recommendation to County Commission
 - 6) County Commission to hold 1st Reading (if recommended by P&Z Board)
 - B. Variance – Rodney & Lois Westby**
 - 1) Staff report 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)
 - b) P & Z Boards motion and roll call for vote for recommendation to County Commission
 - C. Plats**
 - a. Heitmann Brothers Subdivision

Plat of Heitmann Brothers Subdivision in Gov't Lots 2, 3, 4 & 5, N1/2NW1/4, NE1/4 and NE1/4SE1/4, Section 24, T127N, R54W, of the 5th P.M., Marshall County, South Dakota

D. Revised Zoning Regulations for Marshall County, South Dakota, Ord. #60

- a) The Planning & Zoning Administrator, Erin Collins-Miles will read the second notice for the proposed Zoning Regulations. A copy of the proposed zoning revision is available in its entirety for public review during normal business hours in the offices of the County Zoning Administrator, Erin Collins-Miles and the County Auditor, Megan Biel.
- b) Discussion of adoption of Ordinance No. 60.
- c) The reading of the ordinance and its adoption will take place during Regular Session.

IX. Building Permits

X. Other

XI. Old Business

XII. Adjourn

MARSHALL COUNTY PLANNING & ZONING BOARD
PO BOX 9
BRITTON, SOUTH DAKOTA
UNAPPROVED MINUTES
September 5, 2023

The Marshall County Planning & Zoning Board met at 9:00 AM, September 5, 2023, at the Marshall County Courthouse. Present at the hearing were the following Board members; Matthew Schuller, Doug Medhaug, LeRon Knebel, Kevin Jones and Lynda Luttrell. Commissioner Schuller presided. Others present at the hearing were Erin Collins-Miles, Planning & Zoning, Megan Biel, Auditor and Sonny Nickeson.

AGENDA:

Jones motioned; Medhaug seconded to approve the agenda. All members voted aye. Motion carried.

MINUTES:

Knebel motioned; Jones seconded to approve the minutes from August 22, 2023. All members voted aye. Motion carried.

DRAINAGE:

Pertaining to a drainage application for Riverview, LLP (Marshall West Dairy); Knebel motioned; Medhaug seconded to approve an application to drain on the property described as the E1/2SW1/4 EXC LOT H1 HWY Section 16, T128N, R53W. Conditions to this permit are as follows; to make the construction completion date as seen on permit application; December 1, 2023. Please see file for full details. Applicant must reapply after said date. Applicant must follow all applicable laws. A roll call vote was taken; Medhaug – Aye, Luttrell – Aye, Jones – Aye, Knebel – Aye, Schuller – Aye. Motion carried.

PLAT:

Luttrell motioned; Jones seconded to approve the following plat; All members voted aye. Motion carried; Plat of Roykota Legacy Estates Second Subdivision in Lake Township.

BUILDING PERMITS:

Medhaug motioned; Knebel seconded to accept building permits for the following applicants: Tim Tracy – Lake, Kendall & Ashley Hagen – Hamilton and Paul Thayer – White Township(s). All members voted aye. Motion carried.

OTHER:

The Planning & Zoning Administrator, Erin Collins-Miles, read the first notice for the proposed Zoning Regulations. Medhaug motioned; Knebel seconded to recommend Ordinance No. 60 to the County Commission. A roll call vote was taken; Medhaug – Aye, Luttrell – Aye, Jones – Aye, Knebel – Aye, Schuller – Aye. Motion carried. A copy of the proposed zoning revision is available in its entirety for public review during normal business hours in the offices of the County Zoning Director, Erin Collins-Miles and the County Auditor, Megan Biel. The first reading will be held during regular session on September 5, 2023, and the second reading will be held on September 19, 2023 in the Commissioner's Chambers.

The upcoming FEMA Ordinance is in the final stages of the review process. The Zoning Director will be making final changes to the ordinance to present to the Board for review at the next scheduled Commissioner's hearing on September 19, 2023.

ADJOURN:

Knebel motioned; Medhaug seconded to adjourn as Planning and Zoning Board and convene as Marshall County Commission at 9:26 AM. All members voted aye. Motion carried.

ATTEST:

Erin Collins-Miles

Marshall County Planning and Zoning Administrator

Marshall County, South Dakota

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