

# MARSHALL COUNTY PLANNING & ZONING COMMISSION

## Proposed Agenda

Regular Scheduled Meeting

February 6, 2024– 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 January 23, 2024
- V. Matters for Board Discussion
- VI. Open
- VII. Disclosure of Conflicts/Ex Parte Communication
- VIII. New Business:
  - A. **Variance – BDM Rural Water**
    - 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
  - B. **Revised Zoning Regulations for Marshall County, South Dakota**
    - 1) 1<sup>st</sup> notice read by E. Collins-Miles
    - 2) Open Public hearing
      - a) Testimony from public
      - b) Testimony from proponents and opponents
      - c) Any additional 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 1<sup>st</sup> Reading (if recommended by P&Z Board)
- IX. Building Permits
- X. Other

XI. Old Business

XII. Adjourn

MARSHALL COUNTY PLANNING & ZONING BOARD  
PO BOX 9  
BRITTON, SOUTH DAKOTA  
UNAPPROVED MINUTES  
**January 23, 2024**

The Marshall County Planning & Zoning Board met at 9:00 AM, January 23, 2024, at the Marshall County Courthouse. Present at the hearing were the following Board members; Matthew Schuller, Doug Medhaug, LeRon Knebel and Lynda Luttrell. Commissioner Jones was absent. Commissioner Schuller presided. Others present at the hearing were Erin Collins-Miles, Planning & Zoning, Megan Biel, Auditor, Rodney Kappes, Daniel Zenk and Orrie Jesz.

**AGENDA:**

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

**MINUTES:**

Medhaug motioned; Luttrell seconded to approve the minutes from December 19, 2023. All members present voted aye. Motion carried.

**CONDITIONAL USE:**

A motion and roll call vote were taken to approve an application for a Conditional Use from the Marshall County Zoning Ordinance for BDM Rural Water Systems, Inc. on the property described as the E1/2NE1/4NE1/4, Section 9, T127N, R57W. Knebel motioned; Medhaug seconded to approve the permit contingent upon the approval of both the Variance and Building Permit applications which will be presented to the Board at the February 6, 2024 meeting. Roll call vote; Medhaug – Aye, Luttrell – Aye, Knebel – Aye, Jones – Absent, Schuller - Aye. Motion carried.

**PLAT:**

Medhaug motioned; Knebel seconded to approve the following plat; All members present voted aye. Motion carried; Plat of Fagerland First Addition in Fort Township.

**BUILDING PERMITS:**

Luttrell motioned; Medhaug seconded to accept building permits for the following applicants: Steve Michlitsch of Hamilton Township, John Fisher of Dayton Township, Jason Bender of Hamilton Township, Steven Steiner of Lake Township and Verizon Wireless of Sisseton Township. All members present voted aye. Motion carried.

**OTHER:**

Minor updates to the Zoning Ordinance will begin the process of adoption at the next scheduled meeting set for February 6, 2024. No action was taken.

The Zoning Director updated the Board about the proposed Flood Damage Prevention Ordinance. We are still working with FEMA to keep moving forward with this process. The Zoning Director will provide updates as any developments are made.

A drainage matter in White Township was discussed. No action was taken.

**ADJOURN:**

Knebel motioned; Medhaug seconded to adjourn as Planning and Zoning Board and convene as Marshall County Commission at 9:27 AM. All members present voted aye. Motion carried.

**ATTEST:**

Erin Collins-Miles

Marshall County Planning and Zoning Administrator - Marshall County, South Dakota

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