

MARSHALL COUNTY PLANNING & ZONING COMMISSION

Proposed Agenda

Regular Scheduled Meeting

June 3, 2025– 9:00 AM

North Marshall Firehall Meeting Room

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Review & Approval of Minutes from May 20, 2025
- V. Matters for Board Discussion
- VI. Open
- VII. Disclosure of Conflicts/Ex Parte Communication
- VIII. New Business:
 - A. **Variance – Joe & Anna Meissner – Postponed from May 20th**
 - 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
- IX. Building Permits
- X. Other – miscellaneous items
- XI. Old Business
- XII. Adjourn

MARSHALL COUNTY PLANNING & ZONING BOARD
PO BOX 9
BRITTON, SOUTH DAKOTA
UNAPPROVED MINUTES
May 20, 2025

The Marshall County Planning & Zoning Board met at 9:00 AM, May 20, 2025, at the North Marshall Firehall Meeting Room. Present at the hearing were the following Board members; Matthew Schuller, Doug Medhaug, Jason Bender and Andrea Kilker. Commissioner Schuller presided. Commissioner Luttrell was present via phone during a portion of the meeting. Others present at the hearing were Erin Collins-Miles, Planning & Zoning, Megan Biel, Auditor, Victor Rapkoch, Marshall County States Attorney, David & Claudia Eiel, Kathy Steiner, Josh Kraft, Nathan Dinger, Mary & Gary Carlson, Ron Johnson & Sean Kramer.

AGENDA:

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

MINUTES:

Bender motioned; Kilker seconded to approve the minutes from May 6, 2025. All members present voted aye. Motion carried.

VARIANCE:

Pertaining to a Variance for Randy Lien; Medhaug motioned; Bender seconded to POSTPONE until June 17, 2025, for the requested 50' variance for a deck to the normal high-water mark setback. This motion comes per the request of the applicants; per the Marshall County Zoning Ordinance and to adopt the facts and the recommended findings of the Planning Commission listed in the staff report. A roll call vote was taken; Medhaug – Aye, Luttrell – Absent, Kilker – Aye, Bender – Aye, Schuller - Aye. Motion carried.

Pertaining to a Variance for Joe & Anna Meissner; Those who wished to make comment on the application spoke and discussed. After the Board discussed, Kilker motioned; Medhaug seconded to POSTPONE until June 3, 2025, a variance to place the home 20 feet from the right-of-way line, instead of the 30ft requirement, and to construct the house and deck at 20 feet instead of the 50ft requirement from the high-water mark setback. This motion allows for enough time for the property to be re-staked and for adjacent landowners to view the proposed area for the project; per the Marshall County Zoning Ordinance and to adopt the facts and the recommended findings of the Planning Commission listed in the staff report. A roll call vote was taken; Medhaug – Aye, Luttrell – Absent, Kilker – Aye, Bender – Aye, Schuller - Aye. Motion carried.

Pertaining to a variance for Michael Docter; The Board discussed, and Commissioner Luttrell was present via phone. Bender motioned; Medhaug seconded to approve the requested 5' variance to the right-of-way line setback. This motion allows the grain leg to be replaced and constructed as requested by the applicant per the Marshall County Zoning Ordinance and to adopt the facts and the recommended findings of the Planning Commission listed in the staff report. A roll call vote was taken; Medhaug – Aye, Luttrell – Aye, Kilker – Aye, Bender – Aye, Schuller - Recused. Motion carried.

BUILDING PERMITS:

Kilker motioned; Medhaug seconded to accept building permits for the following applicants: Jeanette Gravdahl – Lake Township, Randy Lien – Dumarce Township, James & Deanna Stickland – Dumarce Township, Dalton Docter Feedlot/Michael Docter (variance) – Weston Township. All members present voted aye. Motion carried.

POSTPONED BUILDING PERMITS:

Kilker motioned; Bender seconded to postpone building permits for the following applicants: Randy Lien - Dumarce Township and Joe & Anna Meissner – Lake Township. All members present voted aye. Motion carried.

ADJOURN:

Medhaug motioned; Bender seconded to adjourn as Planning and Zoning Board and convene as Marshall County Commission at 9:33 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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