

MARSHALL COUNTY PLANNING & ZONING COMMISSION

Proposed Agenda

Regular Scheduled Meeting

June 17, 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 June 3, 2025
- V. Matters for Board Discussion
- VI. Open
- VII. Disclosure of Conflicts/Ex Parte Communication
- VIII. New Business:

A. Variance – Randy Lien (Postponed Meeting)

- 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. Variance – Rick Hofland

- 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. Conditional Use – Holland Bros. Oil Company

- 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)
- 5) P & Z Boards motion and roll call for vote for recommendation to County Commission

D. Plats

a. Mount View Ranch Addition

Plat of Mount View Ranch Addition Located in the SE1/4SE1/4 of Section 26, T126, R53W of the 5th P.M., Marshall County, South Dakota

b. Lakeview Addition to Roy Lake

Plat of Lots 3A, 3B, 3WA, and 3WB in Lakeview Addition to Roy Lake, Section 21, T126N, R55W of the 5th P.M., Marshall County, South Dakota

IX. Building Permits

X. Other

XI. Old Business

XII. Adjourn

**MARSHALL COUNTY PLANNING & ZONING BOARD
PO BOX 9
BRITTON, SOUTH DAKOTA
UNAPPROVED MINUTES
June 3, 2025**

The Marshall County Planning & Zoning Board met at 9:00 AM, June 3, 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, Sheriff Sam Swanson, Dustin Hofland - Marshall County Highway, Katrina Johnson - Marshall County DOE, Claudia Eiel, Kathy Steiner, Josh Kraft, Mary & Gary Carlson, Joeseeph & Anna Meissner.

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 20, 2025. All members present voted aye. Motion carried.

MINUTES CORRECTION:

Medhaug motioned; Kilker seconded to approve the corrected minutes from May 6, 2025, with the following amendment.

The Marshall County Planning & Zoning Board met at 9:00 AM, ~~April 8~~ **May 6**, 2025, at the North Marshall Firehall Meeting Room. Present at the hearing were the following Board members; Matthew Schuller, Doug Medhaug, Lynda Luttrell, Jason Bender and Andrea Kilker. Commissioner Schuller presided. Commissioner Bender was absent during the approval of the agenda and meeting minutes. Others present at the hearing were Erin Collins-Miles, Planning & Zoning, Megan Biel, Auditor, Victor Rapkoch, Marshall County States Attorney, Randy Lien and Wayne Nelson; All members present voted aye. Motion carried.

VARIANCE:

Regarding a Variance for Joe & Anna Meissner; Discussion over concerns of snow removal, as well as the variance to the high-water mark took place. Kilker motioned; Bender seconded to approve this variance application; noting that Holton Surveying & Design will be hired to stake the location of the proposed building site as has been requested by the applicants, and the neighbors shall review said staked location. for the requested 10' variance to the right-of-way line setback, and at the closest point of the proposed structure(s), a 30' variance to the normal high-water mark setback; allowing the structure to be built as requested. This motion was made noting that the shape and size of the platted lot is considered an undue hardship on 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 – Aye, Kilker – Aye, Bender – Aye, Schuller - Aye. Motion carried.

BUILDING PERMITS:

Medhaug motioned; Bender seconded to accept building permits for the following applicants: Joe & Anna Meissner (variance), Brent & Jacalyn Wolfe, Wayne & Joanne Schlekewy and Coleen & Ron Monson; All of Lake Township. All members present voted aye. Motion carried.

ADJOURN:

Medhaug motioned; Kilker seconded to adjourn as Planning and Zoning Board and convened as Marshall County Commission at 9:44 AM. All members present voted aye. Motion carried.

ATTEST:

Erin Collins-Miles
Marshall County Planning and Zoning Administrator
Marshall County, South Dakota
Published at the approximate cost of.....