

Marshall County Planning & Zoning
STAFF REPORT
July 22, 2025

OWNER/APPLICANT: Thomas Satrang

PROPERTY DESCRIPTION: Lot 12 in the Plat showing Roy Lake Northside Addition in the SE1/4 of Section 21 & the SW1/4 of Section 22, T126N, R55W

CURRENT & SURROUNDING ZONING: Lake Front Residential (R-3) & Agricultural (Ag)

REQUEST: Pertaining to the Lot line closest to the road; the petitioner is asking to build the platform and stairs 3.4 feet at the SE corner from the right-of-way line, instead of the 30ft requirement, and also to build the structures 5ft from the South property line instead of the 7ft requirement. The petitioner is also asking to construct a staircase off of the 2nd story deck 25ft from the normal high-water mark instead of the 50ft requirement; all per the Marshall County Zoning Ordinance.

HISTORY/ISSUE(S):

1. This property has been owned by the applicants since February 23, 2007.
2. A variance and building permit were approved for a new cabin on May 21, 2024. There is also a shed and an older deck located next to the water on the lot.
3. The proposed project consists of two separate sets of stairs.
 - a. The door which is used to access the garage on the SE corner of the home is elevated off of the ground and requires steps in order to access the garage. A temporary staircase is currently in use.
 - b. The 2nd story deck, which was approved with the variance completed in 2024, has an existing opening on the SW end of the structure for a staircase to be added. The stairs would then go down to the West toward the water, enter onto a landing and then continue to the North onto the existing walkout patio. (Please see plans and photos in the file.)
 - c. petitioner is asking for the variance due to lack of space within the lot, per their request.
4. The road lying to the East is maintained by the County. The road is a span of 66'.
5. Lot 12 has an average depth of approximately 112.9ft and a width of approximately 48.83ft.
6. Note that there is a principal structure located less than fifty (50) feet from the normal high-water mark on properties contiguous to the lot or parcel upon which a proposed structure is to be constructed, the setback from the normal high-water mark will be established utilizing a sight line that averages the setback of the principal structures on the adjoining lots. Average setback: 25ft.
7. According to the SDDENR Measured Lakes website at the time of writing this report;
<https://apps.sd.gov/NR65LakeInfo/public.aspx>,
 - a. The outlet elevation is 1,795.2', and the Ordinary High-Water Mark is measured at 1,795.7'.
 - i. Note: website information shows that the OHWM is currently sitting slightly above outlet level.
8. Marshall County Ordinance requires new structures to be placed a minimum of 30ft from a road right-of-way line, 7ft from a property line and 50ft from the normal high-water mark.
9. No written comments or objections were received prior to the writing of this staff report.
10. Staff Recommendation – **26.6' (SE corner) to the road right-of-way line setback, 2' variance to the property line setback and a 25' variance to the normal high-water mark setback.**
11. The Board could table, deny or approve the request. If the Board chooses to approve the variance, it could use the following findings, similar to those used in previous approvals of setback requirements in R-3 District.

- a. The Board has granted similar right-of-way line variances to lake lots in the past, when the neighbors had no objections.
 - i. Similar right-of-way line variances allowed – 27.6' (SE corner) and a 25.3 (NE corner) for T. Satrang 5/24, 29' for R. Mahoney 10/12 (County ROW) and 23' (NE) and 26' (SE) for T. Henning 11/24.
 - b. The Board has granted similar property line variances to lake lots in the past, when the neighbors had no objections.
 - i. Similar property line variances allowed – 2' & 2.5' for D. Eiel 6/23, 1' for J. Nordquist 5/23, 2' for L. & J. Johnson 4/22, 1' for C. Moeckly 9/21, 3' for R. Renner 6/21, 1' for B. Thayer 10/24 and 6' for D. & A. Victor 6/24.
 - c. The Board has granted similar high-water mark variances to lake lots in the past, when the neighbors had no objections.
 - i. Similar high-water mark variances allowed – 28.5' for T. Satrang 5/24, 25' for K. Freudenthal 4/19, 25' for A. & M. Feia 4/21, 21'/16'/23' for R. Heitmann 4/25, 18' for J. Nordquist 5/23 and 33' for D. Siefkes 9/22
 - d. The Board would consider approving other similar requests meeting the unique circumstances.
12. If the Board chooses to deny the variance, it could use the following findings, similar to those used in previous denials of setback variances.
- a. The lot and situation are not so unique to necessitate the relaxation for the setback requirement.
 - b. The granting of this variance would confer upon the applicant special privilege denied to others in the R-3 District.
13. If the Board chooses to grant the variance, it must make findings pursuant to TITLE 19, Chapter 19.6 of the Zoning Ordinance.

Action Item – 27.6' (SE corner) and a 25.3 (NE corner) variance to the road right-of-way line setback and a 28.5' variance to the normal high-water mark setback.

MARSHALL COUNTY APPLICATION FOR VARIANCE

DATE: 6/30/25

To: Marshall County Planning and Zoning Commission
PO Box 9
Britton, SD 57430

The undersigned do hereby request a variance from the Marshall County Zoning Ordinance to build (or set) Stairway / steps within See file of a (circle applicable): Twp Rd, County Rd, Federal or State Hwy, Other Rd, Lot Line or High Water Mark.

Structure would be located on (legal description): Lot 12 Northside Addition Roy Lake Section 21, Lake Township 126, Range 55

Reason: We need a main floor stairway escape on the deck and we need an entrance stairway on the garage.

Applicant Name: Thomas Satrang Phone: 605-268-0398
Address: 438732 Northside Drive Lake City, SD 57247
Applicant Signature: Thomas S. Satrang
Owner Signature (if different than applicant): _____

For Internal Office Use Only:

Date Received: 7/16/25 Fees(non-refundable): \$150.00 Paid: ☒ YES ☐ NO
Inspection Report: See staff report

Date of Hearing by Planning and Zoning Commission: July 22, 2025
Action taken by Planning and Zoning Commission: _____

NOTICE OF HEARING - APPLICATION FOR VARIANCE

Notice is hereby given that the Marshall County Planning & Zoning Board will meet on July 22, 2025 at 9:00 a.m. at the North Marshall Firehall meeting room, concerning the following application for variance from the Marshall County Zoning Ordinance.

Thomas Satrang has requested a variance to build a platform and stairs and a staircase off of the 2nd story deck on the property described as Lot 12 in the Plat showing Roy Lake Northside Addition in the SE1/4 of Section 21 & the SW1/4 of Section 22, T126N, R55W. Pertaining to the Lot line closest to the road; the petitioner is asking to build the platform and stairs 3.4 feet at the SE corner from the right-of-way line, instead of the 30ft requirement, and also to build the structures 5ft from the South property line instead of the 7ft requirement. The petitioner is also asking to construct a staircase off of the 2nd story deck 25ft from the normal high-water mark instead of the 50ft requirement; all per the Marshall County Zoning Ordinance.

Erin Collins-Miles
Planning & Zoning Administrator

Published once at the approximate cost of

For publication: July 9, 2025

1T(July 9)
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MARSHALL COUNTY PLANNING & ZONING COMMISSION
P.O.BOX 9
BRITTON, SOUTH DAKOTA 57430
605.448.7540

July 7, 2025

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
Planning and Zoning Director

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

July 7, 2025

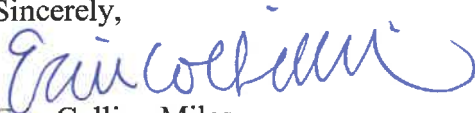
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Erin Collins-Miles
Planning and Zoning Director

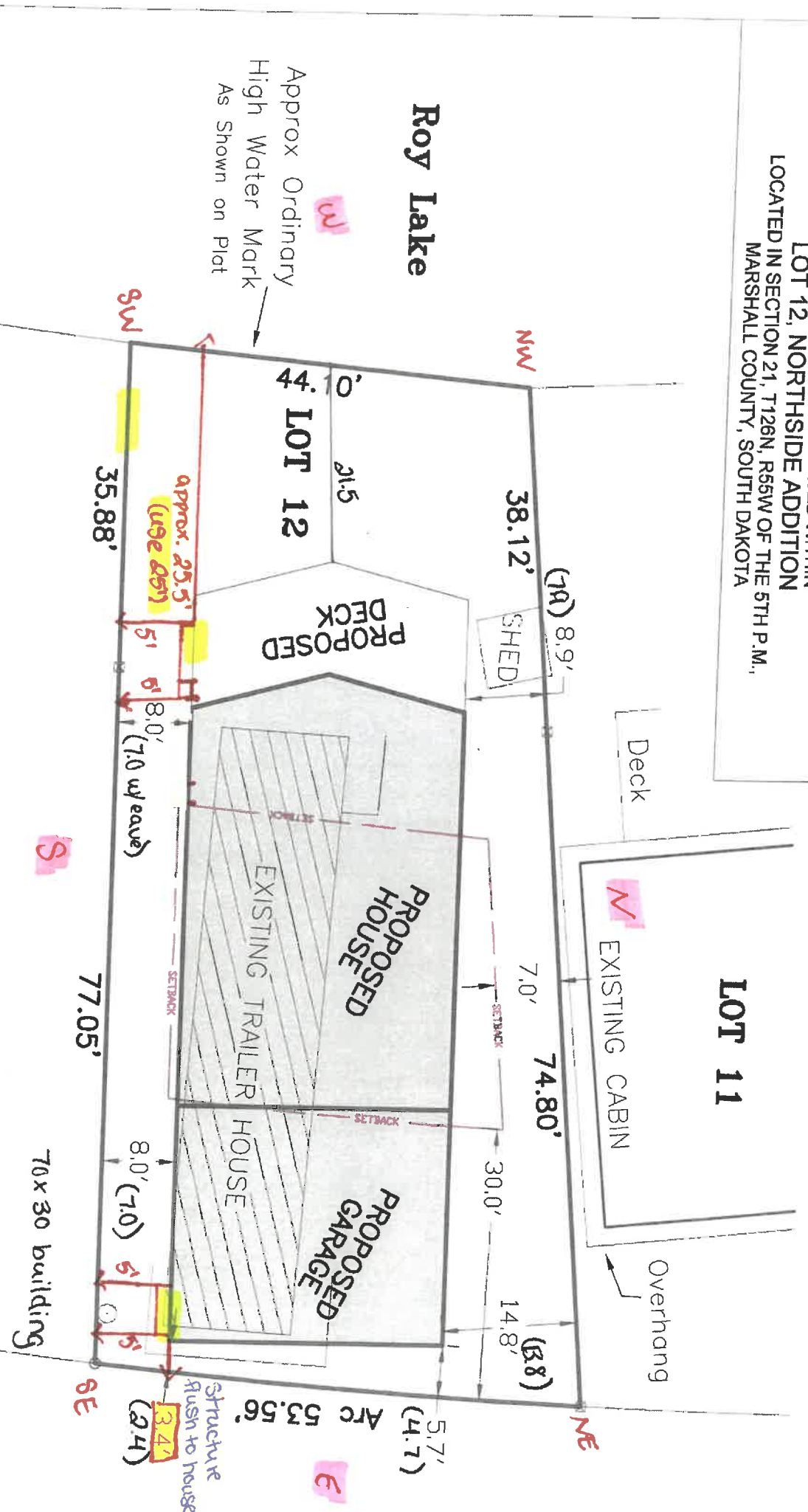
Sent to the following adjacent landowners on 7/7/25:

1. Bryce Wayne Hanson – 438727 Northside Dr. Lake City, SD 57247
2. Nicholas Fosness – 42476 Golfview Dr. Britton, SD 57430
3. Kurt & Shana Zuehlke – 42020 SD HWY 10 Britton, SD 57430

[illegible]

SITE SKETCH

OF THE PROPERTY LOCATED WITHIN
 LOT 12, NORTHSIDE ADDITION
 LOCATED IN SECTION 21, T126N, R35W OF THE 5TH P.M.,
 MARSHALL COUNTY, SOUTH DAKOTA



Holton
 SURVEYING & DESIGN, LLC



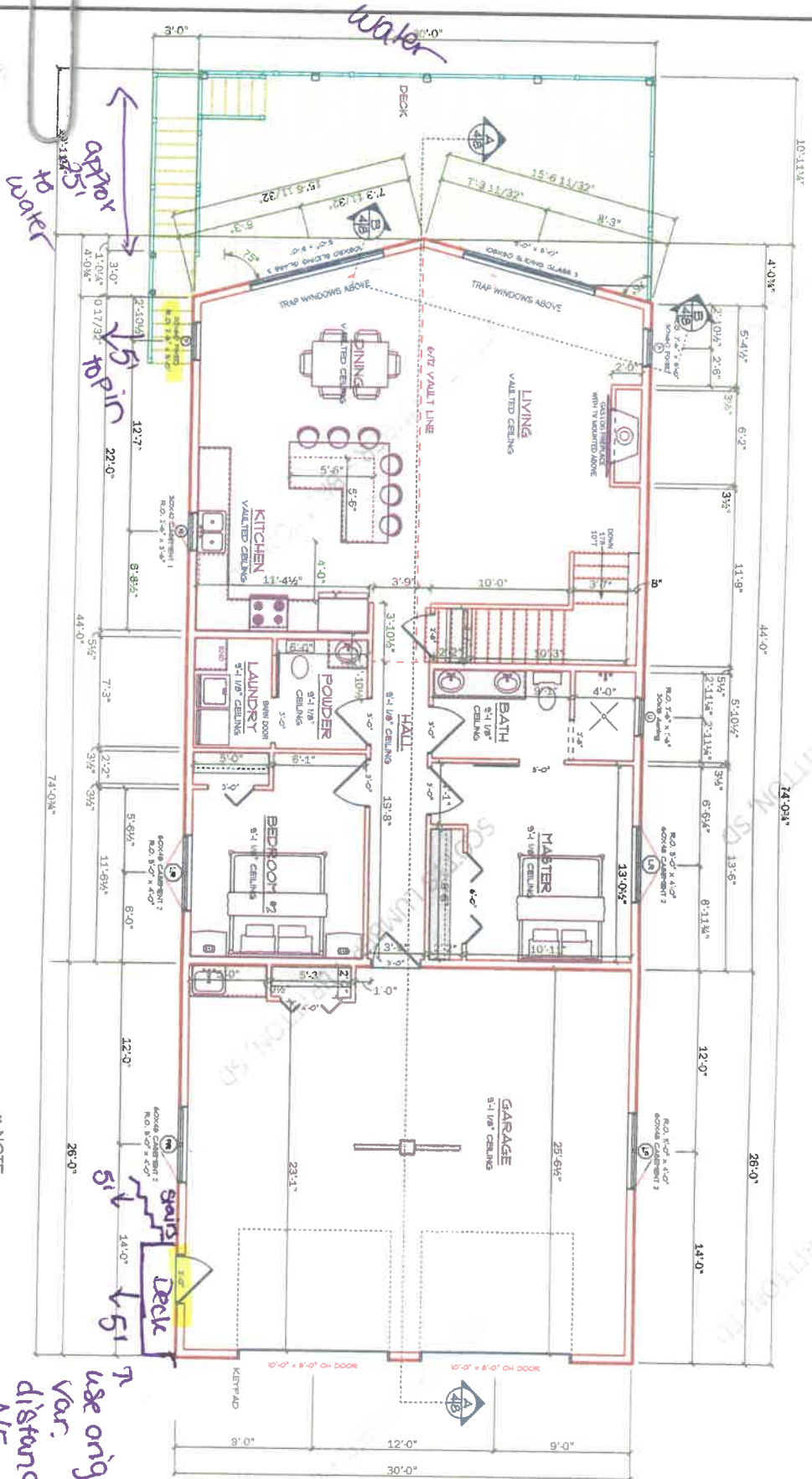
GPS-NORTH
 SCALE: 1" = 15'

128 E HICKORY ST, SISSETON SD
 DRAWN: 4/30/2024
 PH 605-698-3850

FIELD:

Q = CAPPED IRON PIN SET
 R = RECOVERED MONUMENT
 SURVEY PERFORMED WITHOUT THE
 BENEFIT OF A TITLE COMMITMENT

New Blueprint



Sattangsonroj@gmail.com

NOTE

- DO NOT frame openings if the plan DOES NOT have R.O.s listed or located by the openings.
- Living Dining and Kitchen have 9'-1 1/8" wall heights
- with parallel chord vaulted ceiling.
- Bedroom, Bathroom, Laundry and Bedrooms have 9'-1 1/8" wall heights.
- Garage has 9'-1 1/8" wall heights.
- Top Of Window at 7'-0" (FIN.O.)

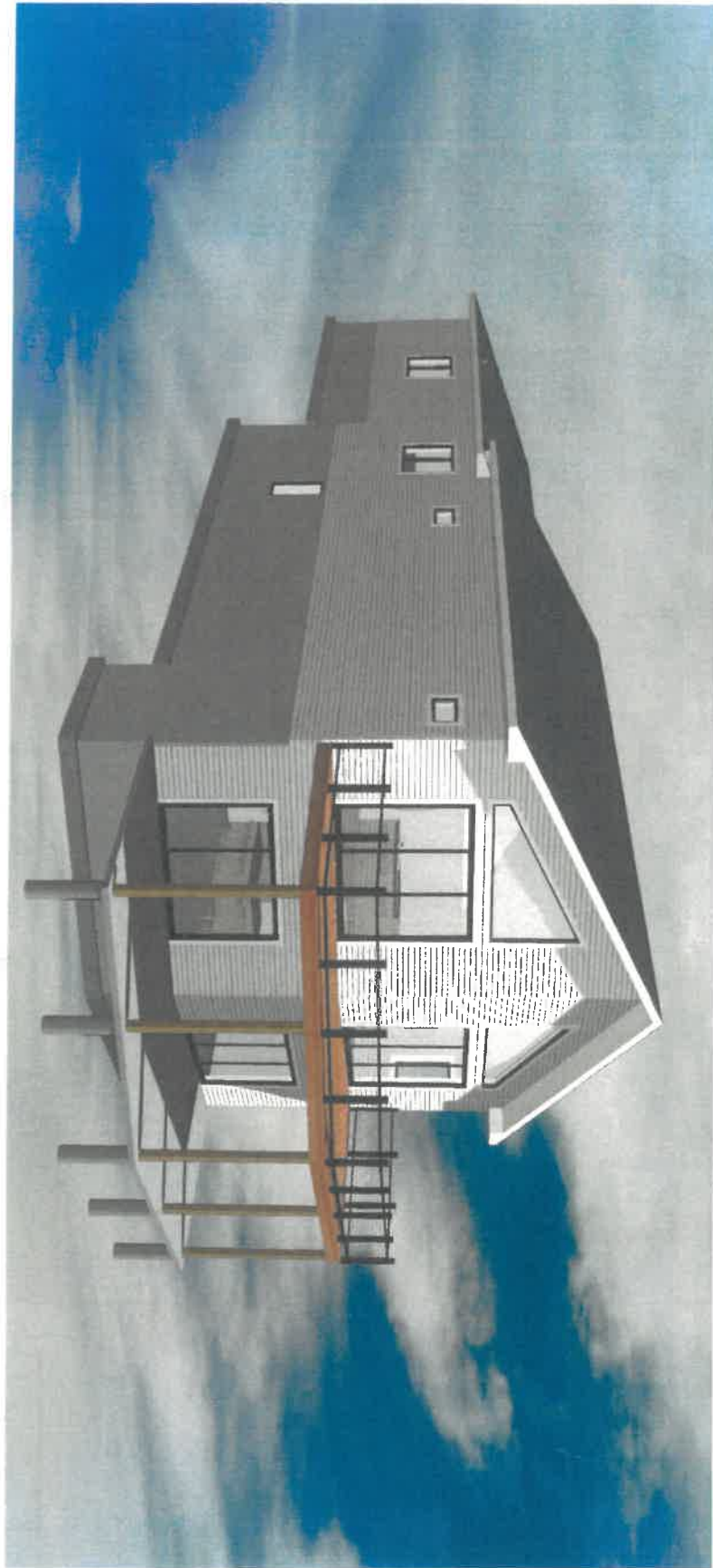
use only
var.
distance
NE
corner

Tom

New Blueprint



Original Blueprint



These drawings have been prepared using information provided to us by the customer who is solely responsible for the accuracy of the information provided. These drawings are not a permit drawing prepared by an architect and may not meet applicable state and local building codes which vary among. The customer should consult their contractor and/or local building department to determine any changes to meet the state and local building code requirements. Customer is responsible for obtaining local building official for the required building permit to be issued to represent drawings for claims or damages covering from any errors, omissions, deficiencies or defects of any drawings.

—PROPERTY OF SCOTT'S LUMBER
NO COPIES CAN BE MADE WITHOUT PERMISSION—
—NOTE THAT THE CUSTOMER IS RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS—



**Scott's
Lumber**

767 Vander Horck, Britton, SD

PHONE:
(605) 448-5282
FAX:
(605) 448-5278
www.ScottsLumber.com

DRAWN BY: orlin.punt@scottslumber.com
PLOT DATE: Friday, January 12, 2024
JOB: Satrang, Tom Res #2

SALESMAN:
josh.kraft@scottslumber.com

PAGE:
1

NOTICE OF HEARING - APPLICATION FOR VARIANCE

Notice is hereby given that the Marshall County Planning & Zoning Board will meet on May 21, 2024 at 9:00 a.m. at the Marshall County Courthouse Commissioners Chambers, concerning the following application for variance from the Marshall County Zoning Ordinance.

Thomas Satrang has requested a variance to build a home on the property described as Lot 12 in the Plat showing Roy Lake Northside Addition in the SE1/4 of Section 21 & the SW1/4 of Section 22, T126N, R55W. Pertaining to the Lot line closest to the road; the petitioner is asking to build the **home 2.4 feet at the SE corner** and 4.7 feet at the NE corner from the right-of-way line, instead of the 30ft requirement. The petitioner is also asking to construct a **deck 21.5 feet from the normal high-water mark instead of the 50ft requirement**; all per the Marshall County Zoning Ordinance.

Erin Collins-Miles
Planning & Zoning Administrator

Published once at the approximate cost of

For publication: May 8, 2024

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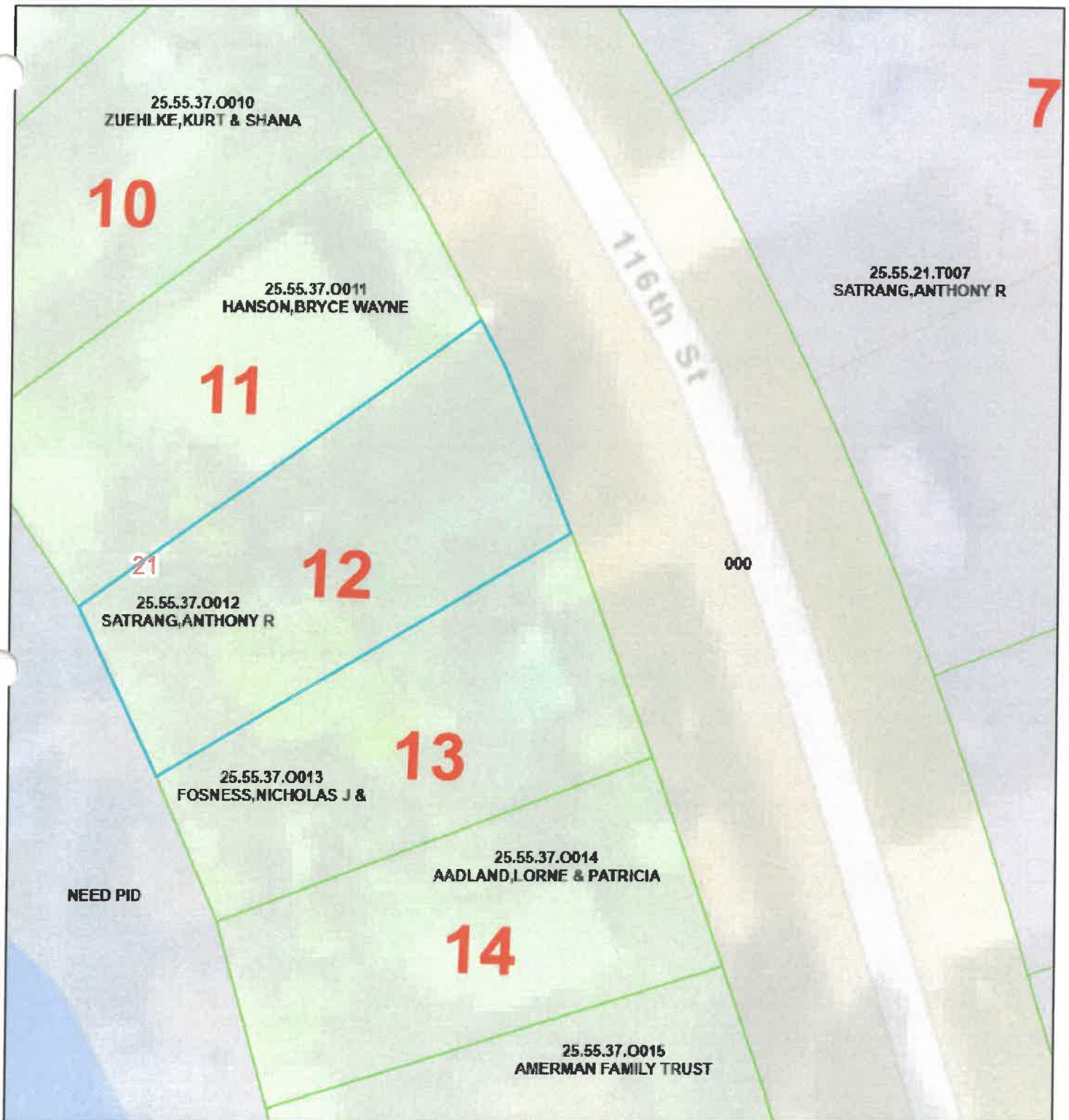
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Erin Collins-Miles Planning & Zoning Administrator
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MARSHALL COUNTY WEB VIEWER



PLAT

NORDQUIST 5TH ADDITION

ROY LAKE NORTHSIDE ADDITION

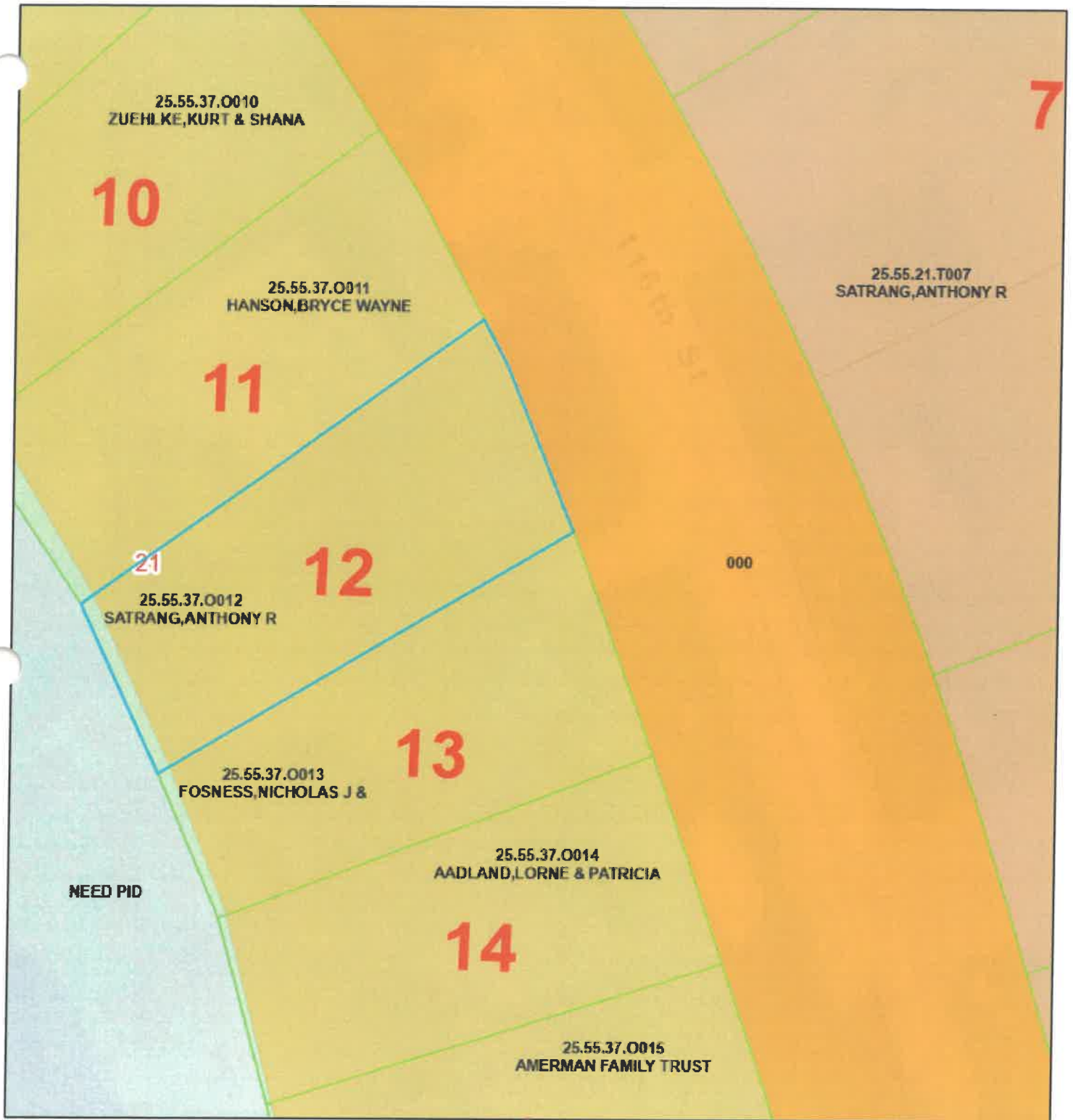
SIGATY'S 2ND SUBDIVISION

TOWNSHIPS

SECTIONS

PARCELS

MARSHALL COUNTY WEB VIEWER



7/16/2025, 2:05:48 PM

ZONING

- Agricultural District
- Lake Front Residential District
- NORDQUIST 5TH ADDITION

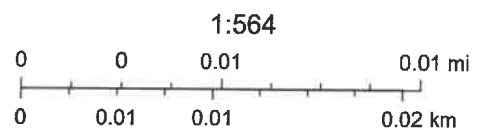
ROY LAKE NORTHSIDE ADDITION

SIGATY'S 2ND SUBDIVISION

TOWNSHIPS

SECTIONS

PARCELS



Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Variance – Thomas Satrang







