

MARSHALL COUNTY PLANNING & ZONING COMMISSION

Proposed Agenda

Regular Scheduled Meeting

September 30, 2025– 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 16, 2025
- V. Matters for Board Discussion
- VI. Open
- VII. Disclosure of Conflicts/Ex Parte Communication
- VIII. New Business:
 - A. Variance – Jeff & Jean Amacher**
 - 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 – Ehren Grupe**
 - 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. Variance – Loren Cutler

- 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

D. Conditional Use – The Towers, LLC

- 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

E. Marshall County Comprehensive Plan – Land Use Manual

IX. Building Permits

X. Other

XI. Old Business

XII. Adjourn

MARSHALL COUNTY PLANNING & ZONING BOARD
PO BOX 9
BRITTON, SOUTH DAKOTA
UNAPPROVED MINUTES
September 16, 2025

The Marshall County Planning & Zoning Board met at 9:00 AM, at the North Marshall Firehall Meeting Room. Present at the hearing were the following Board members; Matthew Schuller, Doug Medhaug, Jason Bender, Lynda Luttrell and Andrea Kilker. Commissioner Schuller presided. Others present at the hearing were Erin Collins-Miles - Planning & Zoning, Megan Biel – Auditor and Ryan Patterson.

AGENDA:

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

MINUTES:

Kilker motioned; Luttrell seconded to approve the minutes from September 2, 2025. All members voted aye. Motion carried.

PLATS:

Kilker motioned; Bender seconded to approve the following plat contingent upon receiving a new Ownership document; Lot 1 in Block 10 in Schlekewy Addition in Lake Township. A roll call vote was taken; Medhaug – Aye, Luttrell – Aye, Kilker – Aye, Bender – Aye, Schuller - Aye. Motion carried.

BUILDING PERMITS:

Medhaug motioned; Kilker seconded to accept building permits for the following applicants: Patrick & Wanda Lien - Veblen Township, Dave & Connie Finley - Lake Township, Justin Monson - Lake Township, Kaleb Pitkin - White Township, Alex & Kelsey Suther - Eden Township, Terry M. Nelson - Lowell Township and Damian Bahr - Newport Township. All members voted aye. Motion carried.

Kilker motioned; Medhaug seconded to approve a temporary building permit for Randy & Rosemary Heitmann contingent upon the shed being moved to a position in which it will meet all setbacks set forth by Marshall County, no later than October 28, 2025. A roll call vote was taken; Medhaug – Aye, Luttrell – Aye, Kilker – Aye, Bender – Aye, Schuller - Aye. Motion carried.

OTHER:

Erin Collins-Miles, Zoning Director, gave a brief update on permits that are currently being worked on and awaiting updates. More information on these permits will be provided as it becomes available and will be addressed at one of the next scheduled meetings in the coming weeks. Discussion on the interpretation of the current language in the zoning ordinance regarding Lakes and the Lake-Front Residential District took place. No action was taken on either of these topics.

ADJOURN:

Kilker motioned; Luttrell seconded to adjourn as Planning and Zoning Board and convened as Marshall County Commission at 9:29 AM. All members voted aye. Motion carried.

ATTEST:

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