

**STAFF REPORT  
Variance Application  
December 9, 2025**

**GENERAL INFORMATION:**

<b>PETITIONER</b>	Samuel & Amanda Nordquist
<b>REQUEST</b>	<b>To plat 35 Lake Lots, which include Proposed Lot 1A Nordquist 3rd, Lots 1B-17B Nordquist 4th Subdivision and Lots 1A-17A Nordquist 5th Subdivision.</b>
<b>LEGAL DESCRIPTION</b>	A part of Sigaty Subdivision in Gov't lot 1 & 2 & NE1/4SE1/4 in Section 21, T126N, R55W of the 5th P.M., Marshall County, South Dakota; APPROX 5.7 acres North & East of Lot 1 Nordquist 3rd, Lots 1-17 Nordquist 4th, and 1-17 Nordquist 5th Subdivision. SEE SKETCH.
<b>CURRENT ZONING (SURROUNDING)</b>	Agricultural District (AG) and Lakefront Residential (R-3) (see map attached)
<b>REPORTED BY</b>	Erin Collins-Miles

**COMMENTS/HISTORY:**

1. The proposed lots do not meet the minimum lot size requirement of the Lake Front District per the Zoning Ordinance. Proposed rezone sketch available in the Planning & Zoning office.
  - a. The variance request for Lot sizes includes varying Lot dimension requests for each proposed Lot.
  - b. The recommended Lot size requirement would be based off of the following: The minimum lot road frontage shall not be less than one hundred (100) feet in width. All lots without shoreline frontage shall have a minimum width of seventy-five (75) feet and a minimum depth of one hundred fifty (150) feet.
2. The request for a variance was submitted in an effort to extend the back of existing lots due to encroachments upon this land.
3. The current adjacent landowners will be given opportunity to purchase if they wish.
4. The petitioner has also submitted a Rezone for the above-described proposed lots in order to create new lake lots without shore frontage.
  - a. The land cannot be platted prior to the Rezone as there can only be one Zoning classification on a parcel of land.
5. The lots would match the widths of Lots already existing within the original plat.
  - a. Currently, the land for the proposed Lots sits empty (no structures) and is currently used as pasture land.
6. A 30' private access road is proposed to be created on the West side of Lot 1 of Nordquist Third Addition. The access road width is proposed to be 20' along the

North side (back yard side) of proposed Lots, and is proposed to extend along all proposed Lots for ease of access. Please see proposed sketch for more detail.

7. A variance to Lot size must be granted in order for a plat to be approved and filed with the requested Lot dimensions, per the Marshall County Zoning Ordinance. The Plat will be presented to the Board at a later meeting date.
8. A plat will need to be filed upon the effective date of the rezone to establish new boundaries between zoning districts. Effective date is January 20, 2026.
9. One written objection received after the writing of this staff report.
10. **Staff recommendation: to grant the variance allowing the proposed 35 Lots to be platted as requested (see sketch), and to adopt the facts and the recommended findings of the Planning Commission listed in the staff report.**
  1. 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 variances to Lot sizes in the past, when the neighbors had no objections.
      - i. Similar variances to Lot sizes allowed – various dimensions for R. & L. Westby 11/22 & 9/23, Randy Deutsch, W. Schlekewy 5/24, P. Price 12/24, R. Hofland 6/25 and 25' for R. Deutsch.
    - b. The Board would consider approving other similar requests meeting the unique circumstances.
  2. 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.
  3. 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 – to grant the variance allowing the proposed 35 Lots to be platted as requested (see sketch), and to adopt the facts and the recommended findings of the Planning Commission listed in the staff report.**

## NOTICE OF HEARING - APPLICATION FOR VARIANCE

Notice is hereby given that the Marshall County Planning & Zoning Board will meet on December 9, 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.

Samuel and Amanda Nordquist have requested a variance to plat 35 Lake Lots, which include Proposed Lot 1A Nordquist 3<sup>rd</sup>, Lots 1B-17B Nordquist 4<sup>th</sup> Subdivision and Lots 1A-17A Nordquist 5<sup>th</sup> Subdivision. The proposed lots do not meet the minimum lot size requirement of the Lake Front District per the Zoning Ordinance, and are requested per a rezone sketch to be known as A part of Sigaty Subdivision in Gov't lot 1 & 2 & NE1/4SE1/4 in Section 21, T126N, R55W of the 5th P.M., Marshall County, South Dakota; APPROX 5.7 acres North & East of Lot 1 Nordquist 3rd, Lots 1-17 Nordquist 4th, and 1-17 Nordquist 5th Subdivision. Proposed rezone sketch available in the Planning & Zoning office.

Erin Collins-Miles  
Planning & Zoning Administrator

Published once at the approximate cost of

*For publication: November 12, 2025*

1T (NOV. 12)  
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Erin Collins-Miles, Planning & Zoning Administrator  
Published at an approximate cost of \$10.44 and can be viewed free of charge at [www.adpublicnotices.com](http://www.adpublicnotices.com).

## MARSHALL COUNTY APPLICATION FOR VARIANCE

DATE: 11/6/25

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) create lots / PLAT within \_\_\_\_\_ 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 1A NORDQUIST 3RD, LOT 1B-17B NORDQUIST 4TH SUBDIVISION AND 1A-17A NORDQUIST 5TH SUBDIVISION IN SECTION 21 T126N R55W OF THE 5TH P.M.,  
MARSHALL COUNTY, SOUTH DAKOTA

Reason: \_\_\_\_\_  
TO EXTEND THE BACK OF EXISTING LOTS DUE TO ENCOARCHMENTS UPON THIS LAND,

Applicant Name: SAM NORDQUIST Phone: 605-467-9000

Address: 444 ROY LAKE AVE LAKE CITY SD 57247

Applicant Signature: Samuel Nordquist

Owner Signature (if different than applicant): \_\_\_\_\_

### ***For Internal Office Use Only:***

Date Received: 11/6/25 Fees(non-refundable): \$150.00 Paid: YES NO

Inspection Report: See Staff report

Date of Hearing by Planning and Zoning Commission: December 9, 2025

Action taken by Planning and Zoning Commission: \_\_\_\_\_

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

November 14, 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  
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Sincerely,



Erin Collins-Miles  
Planning and Zoning Director

**Sent to the following adjacent landowners on 11/14/25:**

1. Paula Hanson – 438375 Northside Dr. Lake City, SD
2. Travis & Nicole Stiegelmeier – 42863 SD HWY 10 Britton, SD 57430
3. Weldon & Ronda Hoesel – 15905 HWY 11 Lidgerwood, ND 58053
4. Craig & Julie Mauch – 16245 Co. Rd. 14 Barney, ND 58008

5. James & Judith Kleingarn – 13753 HWY 13 Milnor, ND 58060
6. Charles Hanson – 438712 Northside Dr. Lake City, SD 57247
7. Kurt & Shana Zuehlke – 42020 SD HWY 10 Britton, SD 57430
8. Anthony Satrang – 3552 Rolling Meadows Dr. Aberdeen, SD 57401
9. Lorne & Patricia Aadland – 438742 Northside Dr. Lake City, SD 57247
10. Amerman Family Trust c/o Lori Amerman – 42231 111<sup>th</sup> St. Britton, SD 57430
11. Jack & Dorene Brown – P.O. Box 55 Gwinner, ND 58040
12. Lee & Erica Tollefson – 11649 399<sup>th</sup> Ave. Houghton, SD 57449
13. Anthony Geist – 725 E 15<sup>th</sup> Ave. Mitchell, SD 57301
14. Jerry & David Wieber – 9970 County Rd 19 Lidgerwood, ND 58053
15. Betty Wettstein – 15232 County Rd 17 Lidgerwood, ND 58053
16. Norman & Carol Grobe – P.O. Box 287 Veblen, SD 57270
17. Darren & Pamela Burchill – 3585 Bridgeview Dr. SE Rochester, MN 55904
18. Karen Zuehlke – 42010 SD HWY 10 Britton, SD 57430
19. Douglas & Amy Jo Vietor – 11334 420<sup>th</sup> Ave. Britton, SD 57430
20. Lisa Dahme – 1208 7<sup>th</sup> St. Britton, SD 57430
21. Mark & Audrey Johnson – 306 West 3<sup>rd</sup> St. Pierpont, SD 57468
22. Dennis & Diane Healy – 438928 Northside Dr. Lake City, SD 57247
23. Roger Allen & Mary Jo Renner - 502 James Place Yankton, SD 57078
24. Ann Erickson – 438962 Northside Dr. Lake City, SD 57247
25. Scott & Jean Ann Phillips – P.O. Box 116 Lake City, SD 57247
26. Joyce Ogren – 411 9<sup>th</sup> St. Britton, SD 57430



Outlook

**Petition of Samuel & Amanda Nordquist**

From Roger/Mary Jo Renner <rmjrenner@gmail.com>

Date Mon 12/8/2025 9:04 PM

To Erin Collins-Miles <mczoning@venturecomm.net>

To Erin Collins-Miles  
Planning & Zoning Director

My wife and I own lots #13 & #14 in Nordquist 4th Addition which adjoins the land of the Samuel & Amanda Nordquist Request. We strongly object to the Nordquist Rezoning & Variance Request:

To Plat 35 Lake Lots, Which Includes Proposed Lot 1A Nordquist 3rd, Lots 1B-17B Nordquist 4th

SubDivision and Lots 1A-17A Nordquist 5th SubDivision.

Our objections are numerous:



1) The Nordquist's concern about encroachment on their land is a minor issue that can be resolved by law enforcement and/or repairing their existing fence. Rezoning, with a very significant variance, is a major step to solve a minor issue. I myself have never ever encroached on their land.

2) The proposed access road of 20' width is far too narrow for two-lane traffic, large pickups, campers, boats, etc. There is no place for vehicles to turn around safely and the road isn't even wide enough to make a 3 point turn to change direction.

3) What are the specifications for the road build? Will the access road be made of dirt, gravel, asphalt, or concrete? If dirt or gravel, how much unnecessary dust will be created for the adjoining property owners. Will the road have gutters, ditches, or culverts? Where will runoff from the road be diverted to...east, west,

north, south? Who will take responsibility for maintaining the road summer and winter....the new landowners, the Nordquist family, or the Marshall County road crew?

4) Our lakeshore property is south of lot #13 and we have a very significant problem dealing with water runoff from the north and from the west, which are both uphill from my property. Before we started construction of our cabin, we hired Stockwell Engineers of Sioux Falls to do a watershed study of this area in an effort to protect our cabin and our neighbors. Before any plat is approved I would demand that the Nordquists complete a Watershed Study to protect those of us who own lakeshore property in the area. As I think of concrete pads, garages, sheds, campers, boats, and an access road being placed on the proposed property, I can only see more runoff and more

water damage to all of the properties south of the proposed plat.

5) Since the proposed lots are extremely small and the Marshall County Sheriff has a large area to cover, I see them being used to park old boats, old campers, storage sheds, and miscellaneous items of questionable value. If this happens, the taxable value of my property will go down which won't benefit Marshall County.

6) Do the Nordquists have a plan to get electricity or water to the lots? Are the lots large enough to safely install septic tanks and drain fields?

7) The proposed lots will only increase traffic and thus the need for maintenance on North Side Drive. Does Marshall County have a budget allotment for increasing maintenance/repair on North Side Drive?

8) What will be the zoning rules for the new plat? Who will make the zoning rules and who will enforce them?

In summary, all the above questions must be answered before this plat and variance is approved. The Nordquist request is a big idea that requires a lot more thought and more planning. The Nordquists need to invest in a Watershed Study and have an engineer write specs for an appropriate access road. Marshall County has to decide who will maintain the access road and if the county is willing to increase the maintenance/repair budget for North Side Drive.

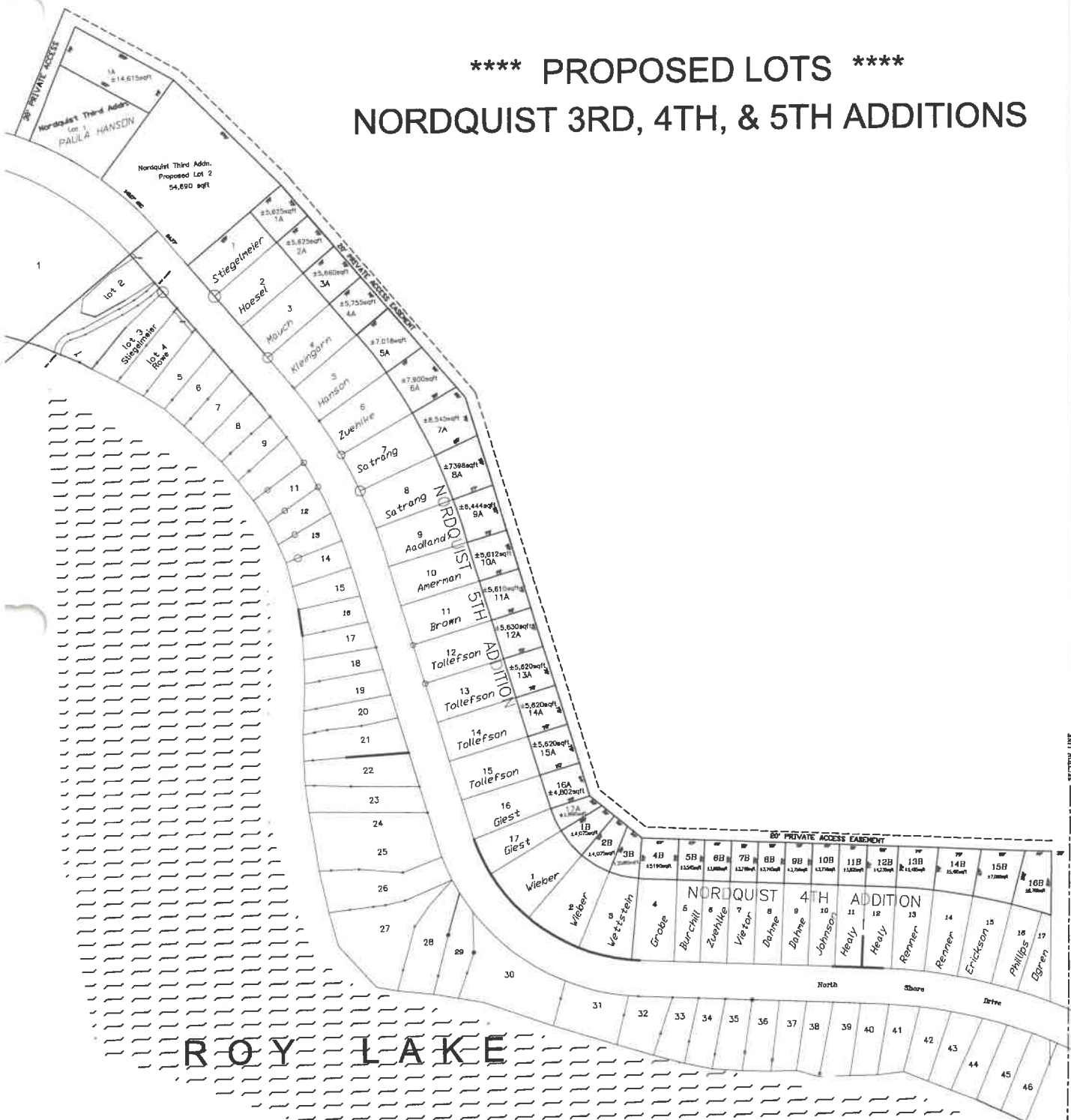
Sincerely,

Roger & Mary Jo Renner

Property Owners of Lots #13 & #14 Nordquist  
4th Addition

New road placement 11/20/25

\*\*\*\* PROPOSED LOTS \*\*\*\*  
NORDQUIST 3RD, 4TH, & 5TH ADDITIONS



ROY LAKE

I, LUNDE M. STADTLER, A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I HAVE SUPERVISED THE RESURVEY OF THE PROPERTY THAT IS DESCRIBED ABOVE, AND THAT SAID SURVEY AND DRAWING ARE TRUE AND CORRECT.



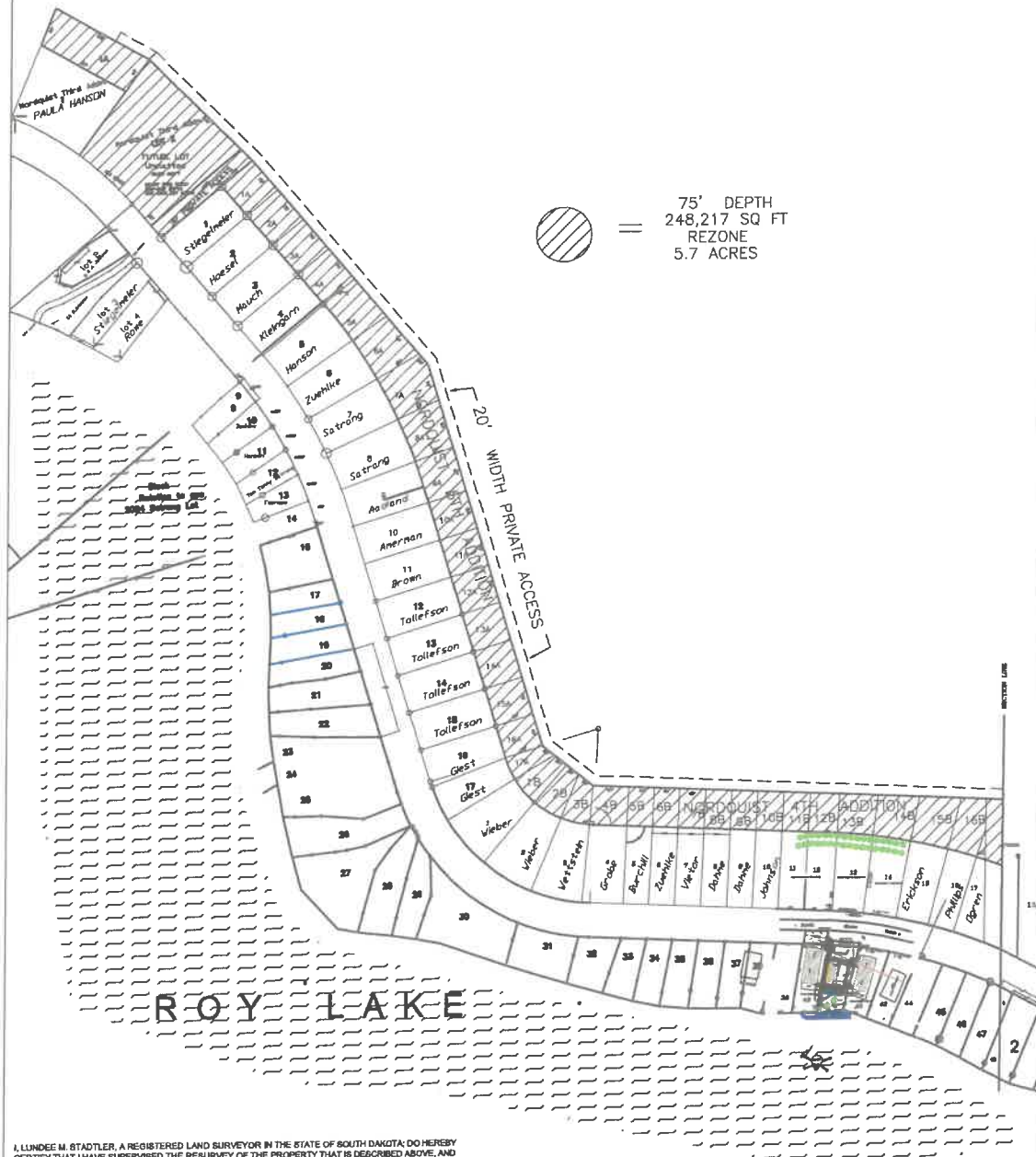
**Holton**  
SURVEYING & DESIGN, LLC

GPS-NORTH MIDSTATES VRS  
SCALE: 1" = 300'  
○ = CAPPED IRON PIN SET  
⊠ = RECOVERED MONUMENT

128 E HICKORY ST, SISSETON SD PH 605-698-3850  
12/11/2025

\*\*\*\* REZONE AREA \*\*\*\*

OF ±5.8 ACRES IN GOVT LOTS 1,2, AND NE1/4SE1/4  
SECTION 21, T126N, R55W OF THE 5TH P.M.,  
MARSHALL COUNTY, SOUTH DAKOTA



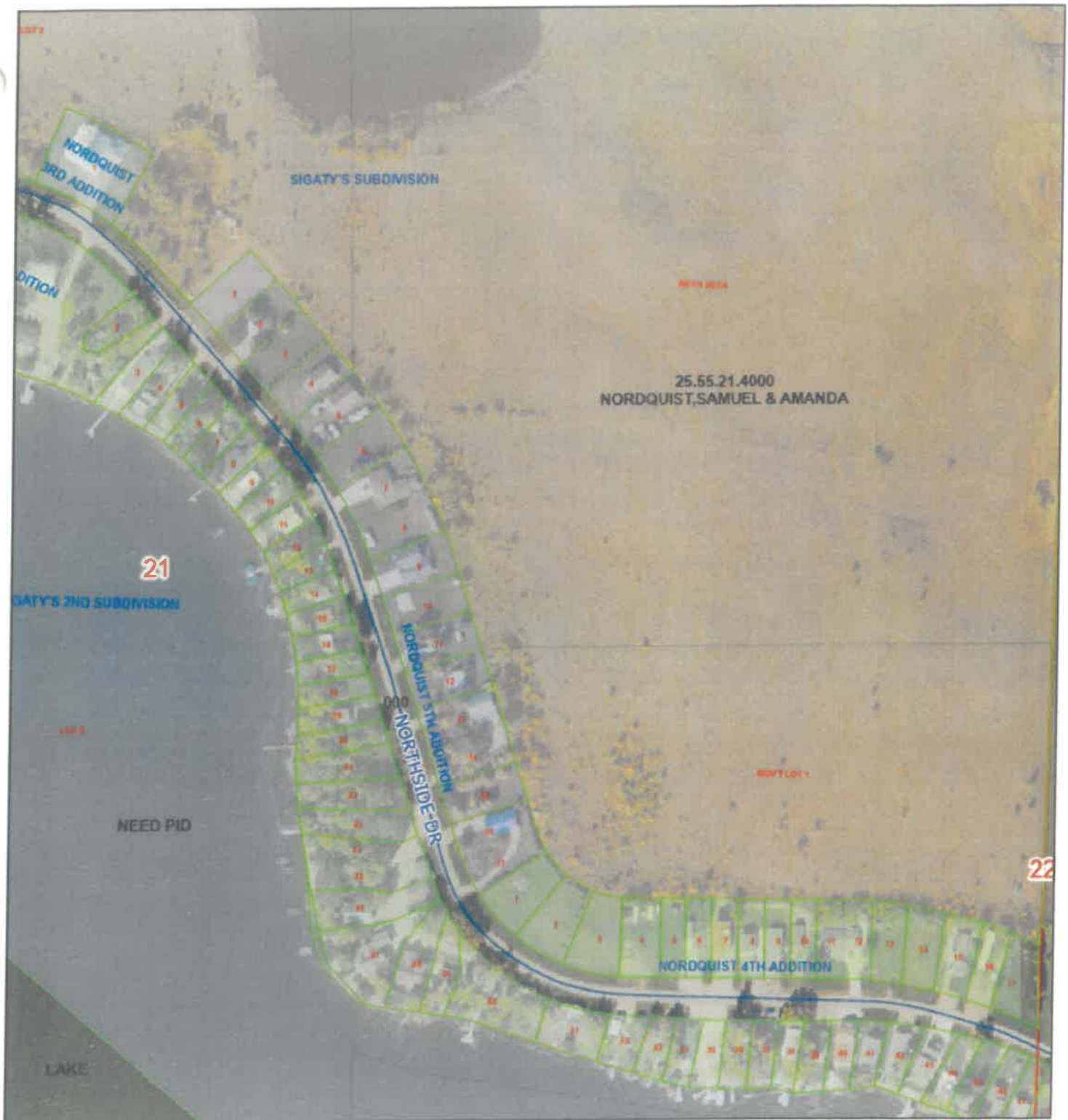
I, LUNDEE M. STACTLER, A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I HAVE SUPERVISED THE RESURVEY OF THE PROPERTY THAT IS DESCRIBED ABOVE, AND THAT SAID SURVEY AND DRAWING ARE TRUE AND CORRECT.



**Holton**

**GPS-NORTH MIDSTATES VRS**  
SCALE: 1" = 300'  
© 2000 BY LUNDEE M. STACTLER

# MARSHALL COUNTY WEB VIEWER



12/4/2025, 1:21:15 PM

PLAT

NORDQUIST 3RD ADDITION

NORDQUIST 4TH ADDITION

NORDQUIST 5TH ADDITION

NORDSIDE DR

SIGATY'S SUBDIVISION

TOWNSHIPS

SECTIONS

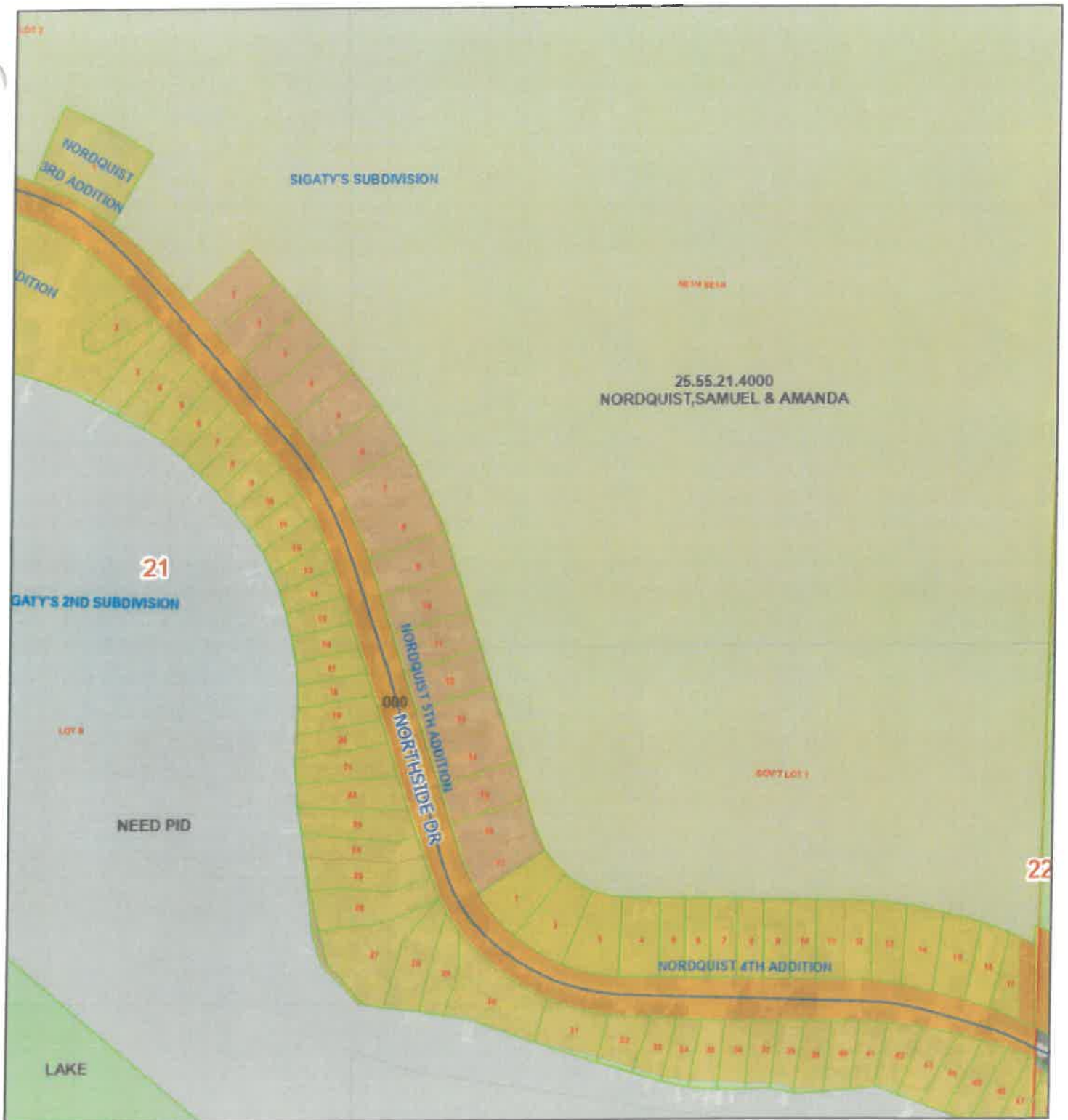
PARCELS

1:4,514

0 0.03 0.05 0.1 mi  
0 0.04 0.09 0.17 km



# MARSHALL COUNTY WEB VIEWER



12/4/2025, 1:23:31 PM

1:4,514

## ZONING

- Agricultural District
- Lake Front Residential District

## PLAT

- NORDQUIST 3RD ADDITION
- NORDQUIST 4TH ADDITION

ROY LAKE NORTHSIDE ADDITION

SIGATY'S 2ND SUBDIVISION

SIGATY'S SUBDIVISION

TOWNSHIPS

SECTIONS

