

MARSHALL COUNTY PLANNING & ZONING COMMISSION

Proposed Agenda

Regular Scheduled Meeting

February 3, 2026 – 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 December 30, 2025

V. Matters for Board Discussion

VI. Open

VII. Disclosure of Conflicts/Ex Parte Communication

VIII. New Business:

A. Revised Zoning Regulations for Marshall County, South Dakota

- 1) 1st notice read by E. Collins-Miles
- 2) Open Public hearing
 - a) Testimony from public
 - b) Testimony from proponents and opponents
 - c) Any additional questions (if needed)
- 3) Close public hearing
- 4) Board Discussion
 - a) Questions for audience (No new topics to be discussed)
- 5) Motion and roll call vote for recommendation to County Commission
- 6) County Commission to hold 1st Reading (if recommended by P&Z Board)

B. Plats

a. Foote Homestead Second Subdivision

- a) Plat of Lots 1 & 2 of Foote Homestead Second Subdivision Located in the SW1/4 of Section 13, T125N, R58W of the 5th P.M., Marshall County, South Dakota

IX. Building Permits

X. Other

- A. Temporary Permit No. 79-25
- B. E-911 Mapping Database Maintenance
- C. Cell Towers Addressed
- D. Comprehensive plan update

XI. Old Business

XII. Adjourn

MARSHALL COUNTY PLANNING & ZONING BOARD
PO BOX 9
BRITTON, SOUTH DAKOTA
UNAPPROVED MINUTES
December 30, 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 and Megan Biel – Auditor, Sam Nordquist, Neil Foote, Don Hanson, Joel Erickson, Jeff Roehr, Mike Nelson, Mark Nelson, Paul Swanson, Leslie Erickson and Roy Ogren.

AGENDA:

Kilker motioned; Luttrell seconded to approve the agenda with the removal of the plat. All members voted aye. Motion carried.

MINUTES:

Medhaug motioned; Bender seconded to approve the minutes from December 16, 2025. All members voted aye. Motion carried.

VARIANCE:

Pertaining to a variance for Samuel & Amanda Nordquist; Discussion was held, and the applicant was present at the meeting for questions. Topics included the private access easement which will border the North end of the proposed lots. Kilker motioned; Bender seconded to approve the requested varying lot size variance for the proposed 35 lake lots. This motion allows the lots to be platted as requested by the applicant, noting that there have been similar variances granted in the past; 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; Bender – Aye, Luttrell – Aye, Kilker – Aye, Medhaug – Aye, Schuller - Aye. Motion carried.

OTHER:

Zoning Director, Erin Collins-Miles, made note of the second reading and adoption of Ordinance No. 74 which is scheduled to take place during regular session of the meeting. Effective date of this ordinance is January 20, 2026. Please see the regular session minutes for information regarding any action taken.

ADJOURN:

Kilker motioned; Luttrell seconded to adjourn as Planning and Zoning Board and convened as Marshall County Commission at 9:15 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.....