

**MARSHALL COUNTY PLANNING & ZONING COMMISSION**

**Proposed Agenda**

Regular Scheduled Meeting

February 17, 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 February 3, 2026
- V. Matters for Board Discussion
- VI. Open
- VII. Disclosure of Conflicts/Ex Parte Communication
- VIII. New Business:
  - A. Rezone permit Ord. #76 – Timothy Steiner**
    - 1) Staff report by E. Collins-Miles
    - 2) Open Public hearing
      - a) Testimony from applicant
      - b) Testimony from proponents and opponents
      - c) Applicant back up for 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 1<sup>st</sup> Reading (if recommended by P&Z Board)
  - B. Revised Zoning Regulations for Marshall County, South Dakota, Ord. #75**
    - a) The Planning & Zoning Director, Erin Collins-Miles will read the second notice for the proposed Zoning Regulations. A copy of the proposed zoning revision is available in its entirety for public review during normal business hours in the office of the County Zoning Director, Erin Collins-Miles.
    - b) Discussion of adoption of Ordinance No. 75.
    - c) The reading of the ordinance and its adoption will take place during Regular Session.

- IX. Other
- X. Old Business
- XI. Adjourn

MARSHALL COUNTY PLANNING & ZONING BOARD  
PO BOX 9  
BRITTON, SOUTH DAKOTA  
UNAPPROVED MINUTES  
**February 3, 2026**

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 Victor Rapkoch – Marshall County States Attorney.

**AGENDA:**

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

**MINUTES:**

Bender motioned; Luttrell seconded to approve the minutes from December 30, 2025. All members voted aye. Motion carried.

**REVISED ZONING REGULATIONS:**

Erin Collins-Miles, Planning & Zoning Director, reviewed the proposed zoning ordinance changes with the Board and discussed the first reading of Ordinance 75. Kilker motioned; Bender seconded to recommend Ordinance No. 75 to the County commission. A roll call vote was taken; Medhaug – Aye, Luttrell – Aye, Kilker – Aye, Bender – Aye, Schuller - Aye. Motion carried. The County Commission will hold the First reading of the ordinance during regular session. The second reading is scheduled to take place on February 17, 2026.

**PLATS:**

Medhaug motioned; Luttrell seconded to approve the following plat; Foote Homestead Second Subdivision in Hickman Township. All members voted aye. Motion carried.

**BUILDING PERMITS:**

Kilker motioned; Luttrell seconded to accept building permits for the following applicants: New Cingular Wireless PCS, LC - Waverly Township, Nora Geci/American Tower Management - Stena Township and Nora Geci/American Tower Management - Sisseton Township. All members voted aye. Motion carried.

**OTHER:**

Building permit number 79-25 which was approved temporarily with an expiration date of January 1, 2026, was approved to be extended until March 3, 2026. Contracts for E911 services and mapping database maintenance for 2026 were received and approved. The Board was updated on E911 addressing as well, noting that all cell towers within the County Zoning jurisdiction have been addressed recently. The Comprehensive plan for the county is still in progress and will begin the adoption process soon.

**ADJOURN:**

Medhaug motioned; Kilker seconded to adjourn as Planning and Zoning Board and convened as Marshall County Commission at 9:38 AM. All members voted aye. Motion carried.

**ATTEST:**

Erin Collins-Miles

Marshall County Planning and Zoning Administrator

Marshall County, South Dakota

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