

**Marshall County Planning & Zoning  
STAFF REPORT  
May 5, 2026**

**GENERAL INFORMATION:**

**OWNER/APPLICANT:** Ronnie Grajczyk

**REQUEST:** **The petitioner is requesting to relocate the shed 2' from the property line instead of the 7ft requirement. The petitioner also requests that the shed be placed 43 feet from the normal high-water mark instead of the 50ft requirement.; per the Marshall County Zoning Ordinance.**

**PROPERTY DESCRIPTION:** Lot 3, Hellevang Addition Located in Gov't Lot 6, Section 2, T125N, R53W

**CURRENT ZONING:** Lake Front Residential (R-3)

**SURROUNDING ZONING:** Lake Front Residential (R-3) and Agricultural (Ag)

**REPORTED BY:** E. Collins-Miles

**COMMENTS/HISTORY:**

1. A variance to build a garage and relocate a shed was approved on April 7, 2026.
  - a. *Kilker motioned; Medhaug seconded to approve the requested 2' variance to the property line setback pertaining to the garage, and 5' variance to the property line setback pertaining to the relocated shed.*
  - b. An original sketch containing the shed for this current application was presented and then rescinded prior to the 4/7/26 meeting due to noticing deadlines. (see file)
    - i. **4/7/26 file:** The original site sketch showed one of the existing sheds to be relocated to the West side of the existing bunkhouse, but Zoning Director found that the shed would not meet high-water mark setback requirements in this position.
  - c. Additionally, it should be noted that all existing structures have already been positioned as close, if not closer, to the North property line than is being requested with this application.
2. The applicant has owned the Lot in question since February 26, 2001.
3. A mobile home was approved and moved in, in 2002 under permit #19-2002.
  - a. A screened in porch was added the same year under permit #80-2002
4. The property also includes an existing bunkhouse (detached) and 2 sheds.
  - a. One of the sheds is the structure which is being requested to be relocated and the other will be relocated to the applicant's farm.

5. This variance refers to an already existing 8x12 shed which was moved into position on the lake side prior to approval of this application in order to continue construction on the recently approved garage.
6. Lot 3 has an average depth of approximately 190.15ft and a width of approximately 100ft.
7. 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: 34.5ft.**
8. 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 1,834.8', and the Ordinary High-Water Mark is measured at 1,835.4ft.
    - i. Note: website information shows that the OHWM is currently sitting slightly above outlet level, and that the measured lake elevation on 9/22/25 was notably higher at 1,838.19ft.
    - ii. **Note Website Disclaimer:** *Though we make efforts to provide and maintain accurate, complete, usable, and timely information at our websites the user should understand that the information is not guaranteed to be correct or complete. Conclusions or actions taken (based upon the maps and the information contained therein) is the sole responsibility of the user.*
  - b. It is also important to take into consideration that the shoreline has been significantly altered by both weather related and natural occurrences. This can directly relate to the OHWM.
9. Marshall County Ordinance requires new structures to be placed a minimum of 7ft from a property line and 50ft from the normal high-water mark.
10. No written comments or objections were received prior to the writing of this staff report.
11. **Staff Recommendation – 5' variance to the property line setback and a 7' variance to the normal high-water mark setback.**
12. 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 property line variances allowed – 2' for L. & J. Johnson 4/22, 2' for T. Satrang 7/25, 2' & 2.5' for D. Eiel 6/23, 5' for R. Olson 10/24 and 5' for D. Brake 6/23
  - b. 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 – 6' for T. Vosberg 5/16, 10' for A. & M. Feia 4/21 and 12' for G. Wikre 8/19.
  - c. The Board would consider approving other similar requests meeting the unique circumstances.

13. 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.
14. If the Board chooses to grant the variance, it must make findings pursuant to TITLE 19, Chapter 19.6 of the Zoning Ordinance.

**PowerPoint Link for photos:** <..\..\Variances\Variance & Zoning Pictures\Grajczyk 5.5.26\Ronnie Grajczyk 5.5.26.pptx>

**Action Item – 5’ variance to the property line setback and a 7’ variance to the normal high-water mark setback.**

NOTICE OF HEARING - APPLICATION FOR VARIANCE

Notice is hereby given that the Marshall County Planning & Zoning Board will meet on May 5, 2026 at 9:00 a.m. at the Marshall County Courthouse Commissioners Chambers, concerning the following application for variance from the Marshall County Zoning Ordinance.

Ronnie Grajczyk has requested a variance to relocate a shed on the property described as Lot 3, Hellevang Addition Located in Gov't Lot 6, Section 2, T125N, R53W. Pertaining to the North property line; the petitioner is requesting to relocate the shed 2' from the property line instead of the 7ft requirement. The petitioner also requests that the shed be placed 43 feet from the normal high-water mark instead of the 50ft requirement.; per the Marshall County Zoning Ordinance.

Erin Collins-Miles  
Planning & Zoning Administrator

Published once at the approximate cost of

*For publication: April 22, 2026*

1T (April 22)  
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Erin Collins-Miles, Planning & Zoning Administrator  
Published at an approximate cost of \$8.41 and can be viewed free of charge at [www.sdpublicnotices.com](http://www.sdpublicnotices.com).

**MARSHALL COUNTY APPLICATION FOR VARIANCE**

DATE: 4-14-26

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) 9 shed within 5 ft 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 3 Henevang addition<sup>South Lot 6</sup> Section 2 Township 125 N Range 53 W<sup>5th PM</sup> Marshall SD

Reason: Relocating 8x12 Storage Shed Due to Building New Garage where sheds are placed. Western Side of Bunkhouse

Applicant Name: Ronnie Grzejek Phone: 605-237-0298  
Address: 322 2nd Ave W Sisseton SD 57262  
Applicant Signature: Ronnie Grzejek  
Owner Signature (if different than applicant): \_\_\_\_\_

**For Internal Office Use Only:**

Date Received: 4/17/26 Fees (non-refundable): \$150.00 Paid: YES NO  
Inspection Report: see staff report

Date of Hearing by Planning and Zoning Commission: May 5, 2026  
Action taken by Planning and Zoning Commission: \_\_\_\_\_

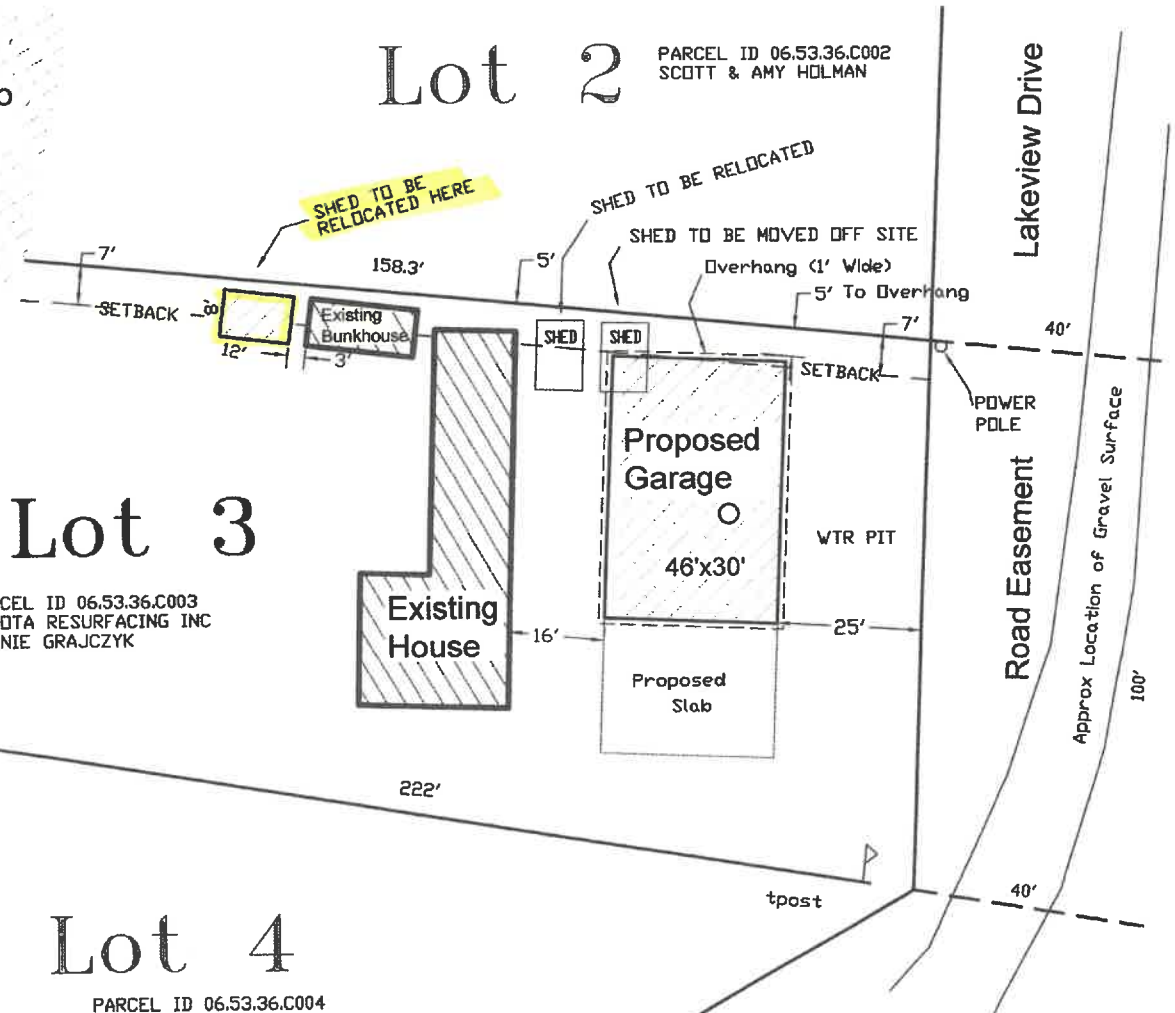
# SITE SKETCH

LOT 3, HELLEVANG ADDITION IN THE COUNTY OF MARSHALL, SOUTH DAKOTA  
( THIS ADDITION IS LOCATED IN GOV'T LOT 6 OF SECTION 2, T125N, R53W)

Buffalo Lake

Lot 2

PARCEL ID 06.53.36.C002  
SCOTT & AMY HOLMAN



Lot 3

PARCEL ID 06.53.36.C003  
DAKOTA RESURFACING INC  
RONNIE GRAJCZYK

Lot 4

PARCEL ID 06.53.36.C004  
MYRNA BALL & ETAL

I, LUNDEE 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  
SCALE: 1" = 30'

128 E HICKORY ST, SISSETON SD PH 605-698-3850

DRAWN: 3-9-2026

FIELD: 3-1-26

COMPILED PERFORMED WITH THE



LUNDEE M STADTLER  
REGISTERED LAND SURVEYOR 13482

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

April 24, 2026

Dear Property Owner,

Notice is hereby given that the Marshall County Planning & Zoning Board will meet on May 5, 2026 at 9:00 a.m. at the Marshall County Courthouse Commissioners Chambers, concerning the following application for variance from the Marshall County Zoning Ordinance.

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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  
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605.448.7540

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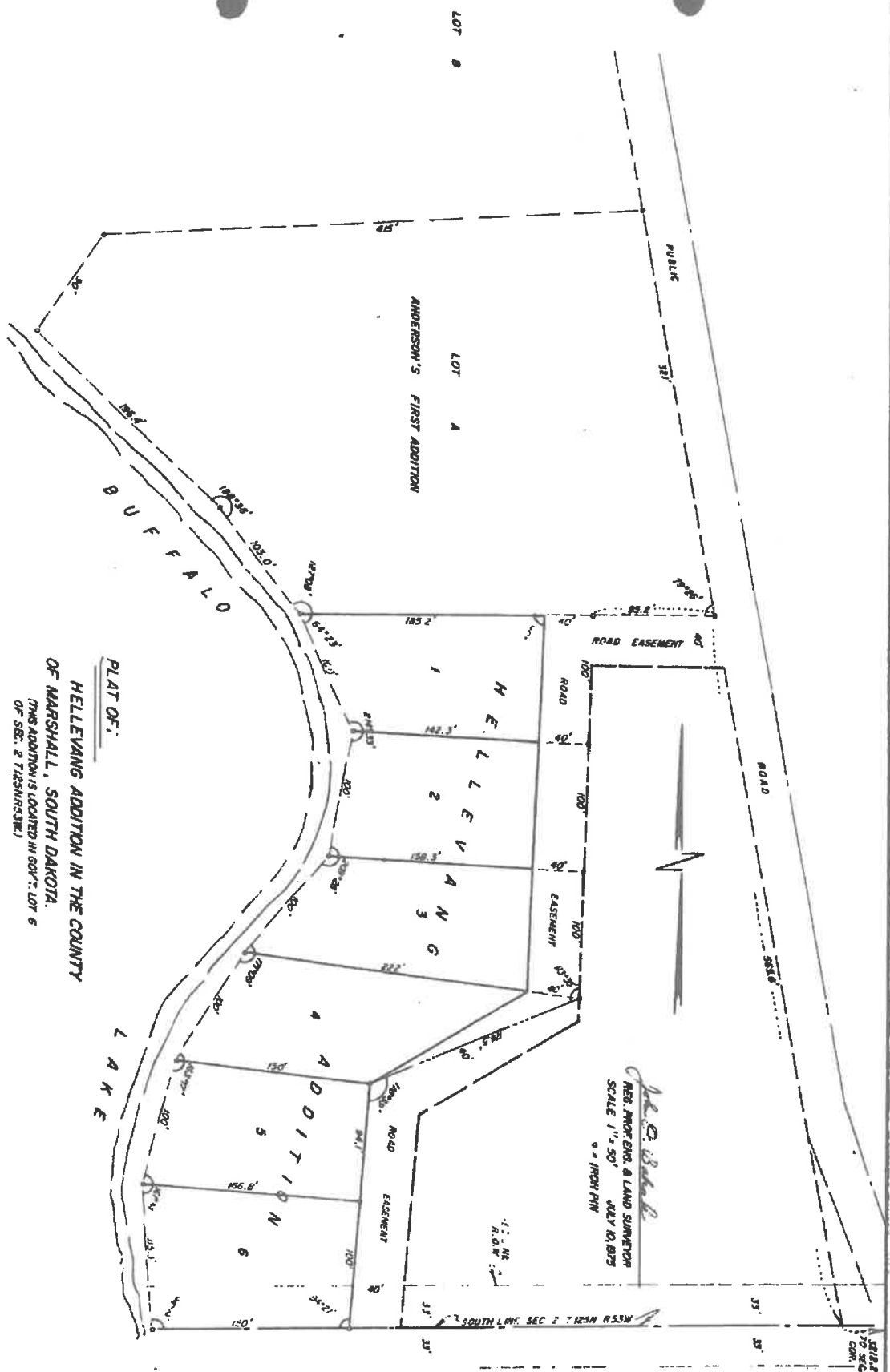
Sincerely,



Erin Collins-Miles  
Planning and Zoning Director

**Sent to the following adjacent landowners on 4/24/26:**

1. Scott & Amy Holman - 4813 Bakers Ln Reiles Acres, ND 58102
2. Myrna Ball – 811 N 2<sup>nd</sup> St. Wahpeton, ND 58075

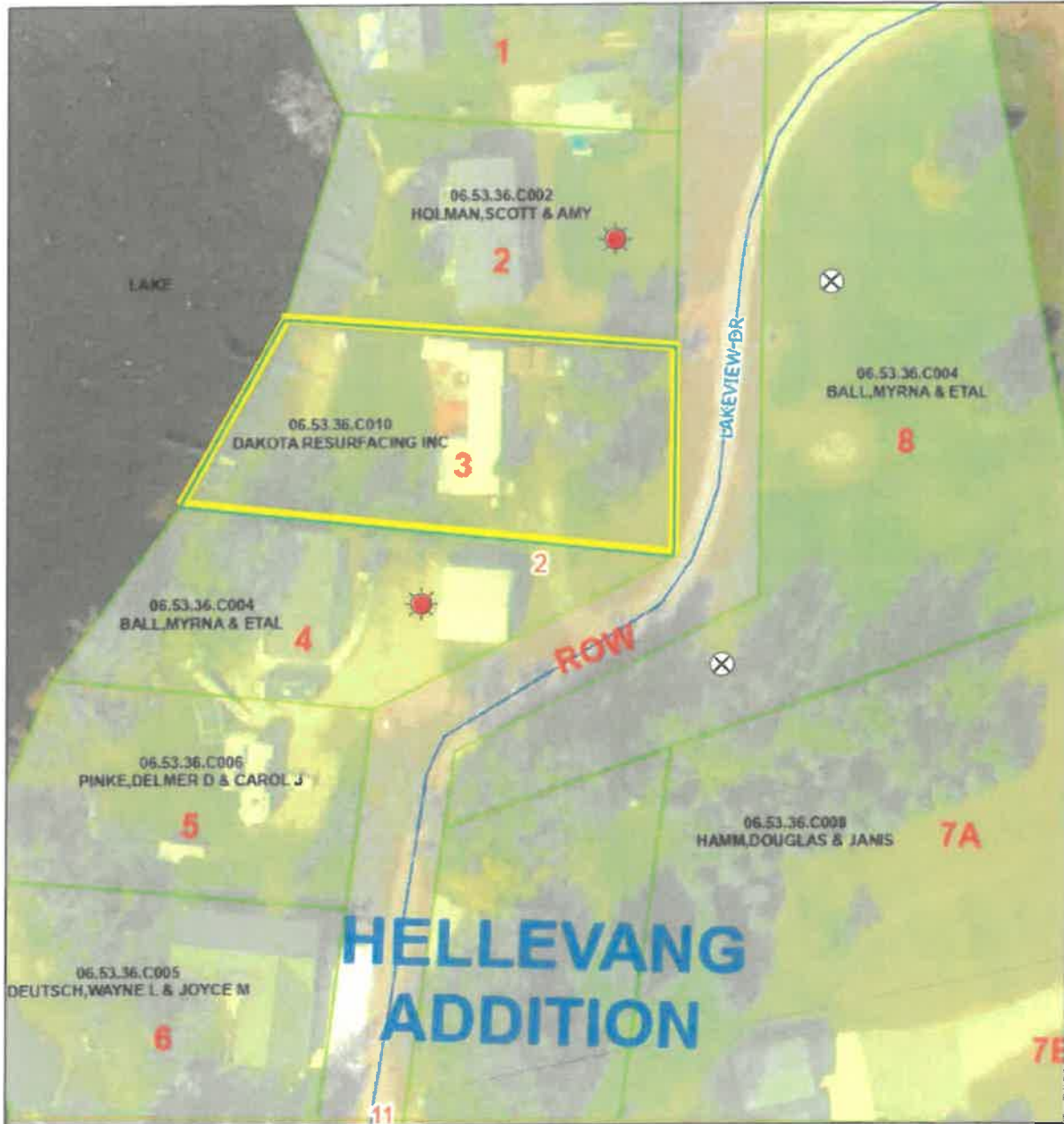


PLAT OF:  
**HELLEVANG ADDITION IN THE COUNTY  
 OF MARSHALL, SOUTH DAKOTA.**  
 (THIS ADDITION IS LOCATED IN GOV. LOT 6  
 OF SEC. 2 T125N R53W.)

*M.E. Ball*  
 M.E. BALL, M.E. PROFS. & LAND SURVEYOR  
 SCALE 1" = 50' JULY 10, 1895  
 \* = IRON PIN

SECTION  
 20 SEC.  
 10 COR.

# MARSHALL COUNTY WEB VIEWER



3/18/2026, 2:44:51 PM

PLAT

HELLEVANG ADDITION

HELLEVANG'S 3RD ADDITION

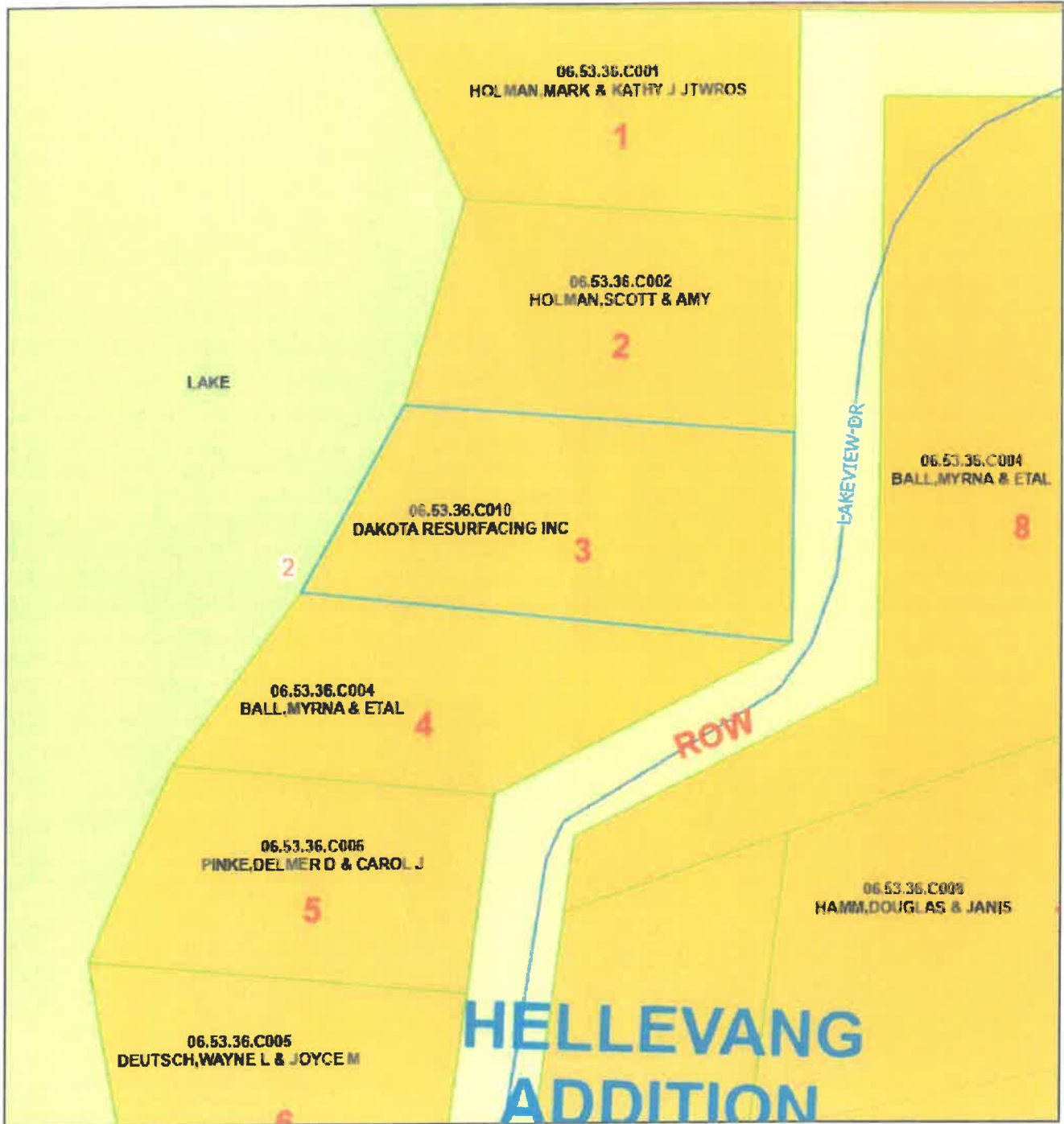
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- TOWNSHIPS
- SECTIONS
- PARCELS
- ROADS

1:1,128



# MARSHALL COUNTY WEB VIEWER



4/2/2026, 2:54:33 PM

1:1,128

**ZONING**

- Agricultural District
- Lake Front Residential District

**PLAT**

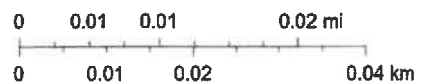
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TOWNSHIPS

SECTIONS

PARCELS



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community