

MARSHALL COUNTY PLANNING & ZONING COMMISSION

Proposed Agenda

Regular Scheduled Meeting

May 19, 2026– 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 May 5, 2026
- V. Matters for Board Discussion
- VI. Open
- VII. Disclosure of Conflicts/Ex Parte Communication
- VIII. New Business:
 - A. Variance – R. & M. Sommers**
 - 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 – J. Rabenberg**
 - 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 – A. Patterson

- 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. Drainage – K. Rabenberg

- 1) Reported 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)
- 5) Drainage Board motion and roll call for vote

E. Plats

- a. Madi Neiber Addition
 - a) Madi Neiber Addition Located in the SW1/4 of Section 23, T125N, R59W of the 5th P.M., Marshall County, South Dakota

F. 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)

G. Comprehensive Plan 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)

IX. Building Permits

X. Other

XI. Old Business

XII. Adjourn

**MARSHALL COUNTY PLANNING & ZONING BOARD
PO BOX 9
BRITTON, SOUTH DAKOTA
UNAPPROVED MINUTES
May 5, 2026**

The Marshall County Planning & Zoning Board met at 9:00 AM, at the Marshall County Courthouse. Present at the hearing were the following Board members; Matthew Schuller, Jason Bender, Lynda Luttrell and Andrea Kilker. Commissioner Medhaug was absent for most of the Zoning agenda items. Commissioner Schuller presided. Others present at the hearing were Erin Collins-Miles - Planning & Zoning and Megan Biel – Auditor. Steve Swanson, Danny Smeins, Butch Wegleitner, Marcia Reints, Josh Kraft and Bill Deutsch were also present for the meeting.

AGENDA:

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

MINUTES:

Kilker motioned; Luttrell seconded to approve the minutes from April 21, 2026. All members present voted aye. Motion carried.

VARIANCE:

Pertaining to a variance for Ronnie Grajczyk; Kilker motioned; Bender seconded to approve the requested 5' variance to the property line setback and the 7' variance to the normal high-water mark setback. This motion was made noting the following; 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, that there is a principal structure located less than fifty (50) feet from the normal high-water mark on properties contiguous to the lot, that other similar variances have been granted previously. This motion allows for the shed to be relocated as requested; 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 – Absent, Schuller - Aye. Motion carried.

Pertaining to a variance for K Properties, LLC on behalf of Josh Kraft; The applicant, as well as other members of the community, were present at the meeting for discussion about the project. Topics included drainage within the lots in the area, applicable zoning laws and the road which serves as the access to both the proposed lots and lots on the lake side. Kilker motioned; Bender seconded to approve the requested varying lot size variance for proposed lots 2-10. 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 – Absent, Schuller - Aye. Motion carried.

PLATS:

Luttrell motioned; Kilker seconded to approve the following plat; Lots A, B, and C in Andrews Subdivision in Miller Township. A roll call vote was taken; Bender – Aye, Luttrell – Aye, Kilker – Aye, Medhaug – Absent, Schuller - Aye. Motion carried.

BUILDING PERMITS:

Bender motioned; Kilker seconded to accept building permits for the following applicants: Lindsey Bremmon – Pleasant Valley Township and Ronnie Grajczyk – Buffalo Township (variance). All members voted aye. Motion carried.

OTHER:

The adoption process for various Zoning updates will begin with the first reading on May 19th at the scheduled commissioner hearing, as well as the adoption process for the Marshall County Comprehensive Plan. More information on these documents and their adoption processes will be given as the information is developed.

ADJOURN:

Kilker motioned; Luttrell seconded to adjourn as Planning and Zoning Board and convened as Marshall County Commission at 10:04 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.....