

MARSHALL COUNTY PLANNING & ZONING COMMISSION

Proposed Agenda

Regular Scheduled Meeting

June 16, 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 June 4, 2026
- V. Matters for Board Discussion
- VI. Open
- VII. Disclosure of Conflicts/Ex Parte Communication
- VIII. New Business:
 - A. **Variance – Pat Roney**
 - 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
- IX. **Building Permits**
- X. **Other**
 - A. **Letter received by property owner**
 - B. **CAFO Section**
- XI. Old Business
- XII. Adjourn

MARSHALL COUNTY PLANNING & ZONING BOARD
PO BOX 9
BRITTON, SOUTH DAKOTA
UNAPPROVED MINUTES
June 4, 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, Andrea Kilker and Doug Medhaug. Commissioner Schuller presided. Others present at the hearing were Erin Collins-Miles - Planning & Zoning and Megan Biel – Auditor. Gerry Burger, Bridget Shileny and Ryan Patterson were also present for the meeting.

AGENDA:

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

MINUTES:

Medhaug motioned; Bender seconded to approve the minutes from May 19, 2026. All members voted aye. Motion carried.

VARIANCE:

Pertaining to a variance for Terri Glodrey; After Board discussion, Bender motioned; Medhaug seconded to approve the requested 7' variance to the property line setback. This motion was made noting the following; That this specific location and layout of land accommodates the position of the proposed shed, there is an instance of similar shed placement on the adjacent property, and there were no neighbor objections. This motion allows for the shed to be placed 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 – Aye, Schuller - Aye. Motion carried.

MATTERS FOR BOARD DISCUSSION:

Per the decision of the Board, a previously permitted fence (BP No. 61-25); is deemed compliant and no further action needs to be taken.

Per the decision of the Board, in regard to a previous variance for a deck; applicants have 60 days to complete the requirements detailed in the original motion made on September 9, 2025.

DRAINAGE:

Pertaining to a drainage application for Kirk Rabenberg; There were no opponents or proponents present at the meeting in relation to the project. Kilker motioned; Luttrell seconded to approve and make no changes on an application to drain on the property described as the SW1/4 & SE1/4 Except Tracts 1 & 2 in the Plat of Tracts 1 & 2 of D & M Addition of Section 29, T126N, R57W. Conditions to this permit are as follows; to make the construction completion date as seen on permit application; December 1, 2028. Applicant must reapply after said date. Applicant

must follow all applicable laws. A roll call vote was taken; Bender – Abstained, Luttrell – Aye, Kilker – Aye, Medhaug – Aye, Schuller – Aye. Motion carried.

PLATS:

Kilker motioned; Bender seconded to approve the following plat; Quamen Ravine Outlot 1 in McKinley Township. All members voted aye. Motion carried.

Medhaug motioned; Kilker seconded to approve the following plat; Quamen Ravine Outlot 2 in Veblen Township. All members voted aye. Motion carried.

BUILDING PERMITS:

Medhaug motioned; Kilker seconded to accept building permits for the following applicants: Terri A. Glodrey (variance) – Lake Township, Amy Jo Vietor – Lake Township, Wallace Holman – Buffalo Township, Mackenzie Montague – Eden Township, Sandra King – Hamilton Township, Michael & Myra Stavick – Veblen Township and Jeff & Janine Wing – Red Iron Lake Township. All members voted aye. Motion carried.

OTHER:

Zoning Director discussed the possible addition or removal of language in the Zoning ordinance. Please note a clerical error in the Ordinance number for the Zoning Ordinance updates, noting that the Board is set to discuss and make a motion for the adoption of Ordinance No. 77, which will include updates to the Marshall County Zoning ordinance, which will become effective on June 30, 2026.

Also in regular session, a motion is set to be made to adopt the Marshall County Comprehensive plan which will also become effective on June 30, 2026.

ADJOURN:

Medhaug motioned; Kilker seconded to adjourn as Planning and Zoning Board and convened as Marshall County Commission at 9:44 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.....