

**Marshall County Planning & Zoning
STAFF REPORT
June 4, 2026**

GENERAL INFORMATION:

OWNER/APPLICANT: Terri Glodrey

REQUEST: **The petitioner is requesting to place the new shed 0ft from the Northeast corner of the property line instead of the 7ft requirement; per the Marshall County Zoning Ordinance.**

PROPERTY DESCRIPTION: Lot 1 of Clear Lake Estates Second Addition, A replat of part of Lot 12 of Clear Lake Estates in Section 14, T126N, R54W

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. According to property cards, the Lot has been owned by the applicant since June 13, 2014.
 - a. The proposed shed is 10x20 and will sit right next to the property line.
 - i. All structures on the neighboring property are positioned near the road. The shed will not be near any other structures.
 - b. The land slopes down toward the water.
2. The property also includes an existing lake home which appears to have been on the property since before the applicant took ownership (approx. 2007).
 - a. A deck and dog kennel were added to the property with the approval of BP No. 31-15.
3. Lot 1 has an average depth of approximately 256.96ft and a width of approximately 141.42ft.
4. Marshall County Ordinance requires new structures to be placed a minimum of 7ft from a property line.
5. No written comments or objections were received prior to the writing of this staff report.
6. **Staff Recommendation – 7' variance to the property line setback and to adopt the facts and the recommended findings of the Planning Commission listed in the staff report.**
7. 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 property line variances to lake lots in the past, when the neighbors had no objections.
 - i. Similar property line variances allowed – 5’ for J. Rabenberg 5/26, 5’ for R. Grajczyk 4/26 & 5/26, 5’ for D. Rinas 4/15, 3’ for P. Nelson 10/12 and 3’ for D. Erickson 8/11
 - b. The Board would consider approving other similar requests meeting the unique circumstances.
8. 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.
9. If the Board chooses to grant the variance, it must make findings pursuant to TITLE 19, Chapter 19.6 of the Zoning Ordinance.

Staff Recommendation – 7’ variance to the property line setback and to adopt the facts and the recommended findings of the Planning Commission listed in the staff report.

MARSHALL COUNTY APPLICATION FOR VARIANCE

DATE: 5-7-2026

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) Storage shed within 0' 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 1 Clear Lake Estates 2nd Addition

Reason: to place a storage shed

Applicant Name: Terris A. Shoddy Phone: 605-880-1498
Address: 711 Britton Street
Applicant Signature: Terris A. Shoddy
Owner Signature (if different than applicant): _____

For Internal Office Use Only:
Date Received: 5/7/26 Fees(non-refundable): \$150.00 Paid: YES NO
Inspection Report: See staff report

Date of Hearing by Planning and Zoning Commission: June 4, 2026
Action taken by Planning and Zoning Commission: _____

NOTICE OF HEARING - APPLICATION FOR VARIANCE

Notice is hereby given that the Marshall County Planning & Zoning Board will meet on June 4, 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.

Terri Glodrey has requested a variance to place a shed near the Lot line on the property described as Lot 1 of Clear Lake Estates Second Addition, A replat of part of Lot 12 of Clear Lake Estates in Section 14, T126N, R54W. The petitioner is requesting to place the new shed 0ft from the Northeast corner of the property line instead of the 7ft requirement; per the Marshall County Zoning Ordinance.

Erin Collins-Miles
Planning & Zoning Administrator

Published once at the approximate cost of

For publication: May 13, 2026

1T (May 13)
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Published at an approximate cost of \$7.54 and can be viewed free of charge at www.sdpublicnotices.com.

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

May 22, 2026

Dear Property Owner,

Notice is hereby given that the Marshall County Planning & Zoning Board will meet on June 4, 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
BRITTON, SOUTH DAKOTA 57430
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Sincerely,



Erin Collins-Miles
Planning and Zoning Director

Sent to the following adjacent landowners on 5/22/26:

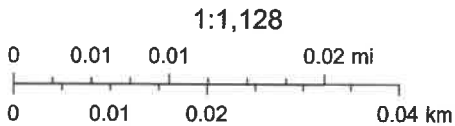
1. Patrick & Kara Schultz - 11690 Schlekewy Dr. W Lake City, SD 57247
2. Adam & Jennifer Mauch – 11702 Schlekewy Dr. W Lake City, SD 57247
3. Renald & Allison Tank – 11285 426th Ave. Britton, SD 57430
4. Len Kretchman – 504 74th St. Holmes Beach, FL 34217

MARSHALL COUNTY WEB VIEWER



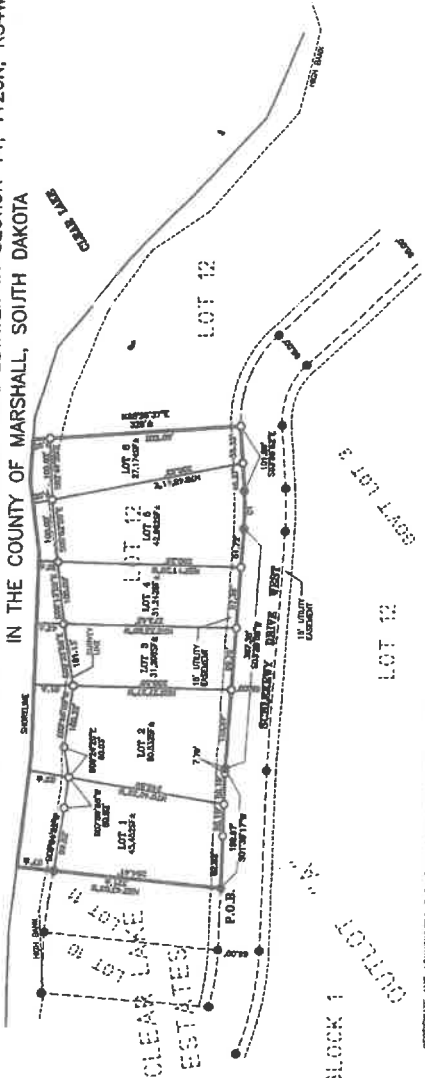
5/22/2026, 4:36:09 PM

- PLAT
- CLEAR LAKE ESTATES
 - CLEAR LAKE ESTATES 2ND ADDITION
 - KRETCHMAN'S CLEAR LAKE SUBDIVISION
- TOWNSHIPS
- SECTIONS



CLEAR LAKE ESTATES SECOND ADDITION

TO THE COUNTY OF MARSHALL, SOUTH DAKOTA
 A REPLAT OF PART OF LOT 12 OF CLEAR LAKE ESTATES; IN SECTION 14, T126N, R54W
 IN THE COUNTY OF MARSHALL, SOUTH DAKOTA



CURVE TABLE

CURVE NO.	CHORDS LENGTH	ANGLE
1	182.00	224.17°



- LEGEND**
- MONUMENT FOUND
 - MONUMENT SET, BUT FOUND LOST OR BUILT
 - (M) METEOROLOGICAL SURVEY OR DISTANCE
 - (P) PLAT CORNER OR DISTANCE
 - (D) DISTANCE SURVEY OR DISTANCE
 - PROPERTY LINE
 - SECTION LINE
 - EASEMENT LINE
 - EASEMENT USE

CERTIFICATE AND ACKNOWLEDGMENT OF OWNERSHIP STATE OF SOUTH DAKOTA
 COUNTY OF MARSHALL

I, the undersigned, Clerk of the County of Marshall, South Dakota, do hereby certify that the within and foregoing plat is a true and correct copy of the original plat as the same appears on file in my office, and that the same has been duly recorded in the office of the Register of Deeds for the County of Marshall, South Dakota, on this 11th day of August, 2004.

By: *Christina L. Williams*
 Christina L. Williams, Clerk/Recorder

On this 11th day of August, 2004, I, the undersigned, Clerk of the County of Marshall, South Dakota, do hereby certify that the within and foregoing plat is a true and correct copy of the original plat as the same appears on file in my office, and that the same has been duly recorded in the office of the Register of Deeds for the County of Marshall, South Dakota, on this 11th day of August, 2004.

By: *Richard E. Blash*
 Richard E. Blash, Clerk/Recorder

CERTIFICATE OF SURVEYOR STATE OF SOUTH DAKOTA
 COUNTY OF MARSHALL

I, Gary A. Hess, Registered Land Surveyor No. 5433 in the State of South Dakota, do hereby certify that the within and foregoing plat is a true and correct copy of the original plat as the same appears on file in my office, and that the same has been duly recorded in the office of the Register of Deeds for the County of Marshall, South Dakota, on this 11th day of August, 2004.

By: *Gary A. Hess*
 Gary A. Hess, Registered Land Surveyor No. 5433

CERTIFICATE OF DIRECTOR OF EQUALIZATION STATE OF SOUTH DAKOTA
 COUNTY OF MARSHALL

I, the undersigned, Director of Equalization for the County of Marshall, South Dakota, do hereby certify that I have on this 11th day of August, 2004, approved the within and foregoing plat as the same appears on file in my office, and that the same has been duly recorded in the office of the Register of Deeds for the County of Marshall, South Dakota, on this 11th day of August, 2004.

By: *John J. Williams*
 John J. Williams, Director of Equalization



MARSHALL COUNTY PLANNING COMMISSION REVIEW
 I, the undersigned, Chairman of the Marshall County Planning Commission, do hereby certify that the within and foregoing plat is a true and correct copy of the original plat as the same appears on file in my office, and that the same has been duly recorded in the office of the Register of Deeds for the County of Marshall, South Dakota, on this 11th day of August, 2004.

By: *John J. Williams*
 John J. Williams, Chairman of the Marshall County Planning Commission

MARSHALL COUNTY COMMISSION STATE OF SOUTH DAKOTA
 COUNTY OF MARSHALL

I, the undersigned, Chairman of the Marshall County Commission, do hereby certify that the within and foregoing plat is a true and correct copy of the original plat as the same appears on file in my office, and that the same has been duly recorded in the office of the Register of Deeds for the County of Marshall, South Dakota, on this 11th day of August, 2004.

By: *John J. Williams*
 John J. Williams, Chairman of the Marshall County Commission

CERTIFICATE OF THE COUNTY TREASURER STATE OF SOUTH DAKOTA
 COUNTY OF MARSHALL

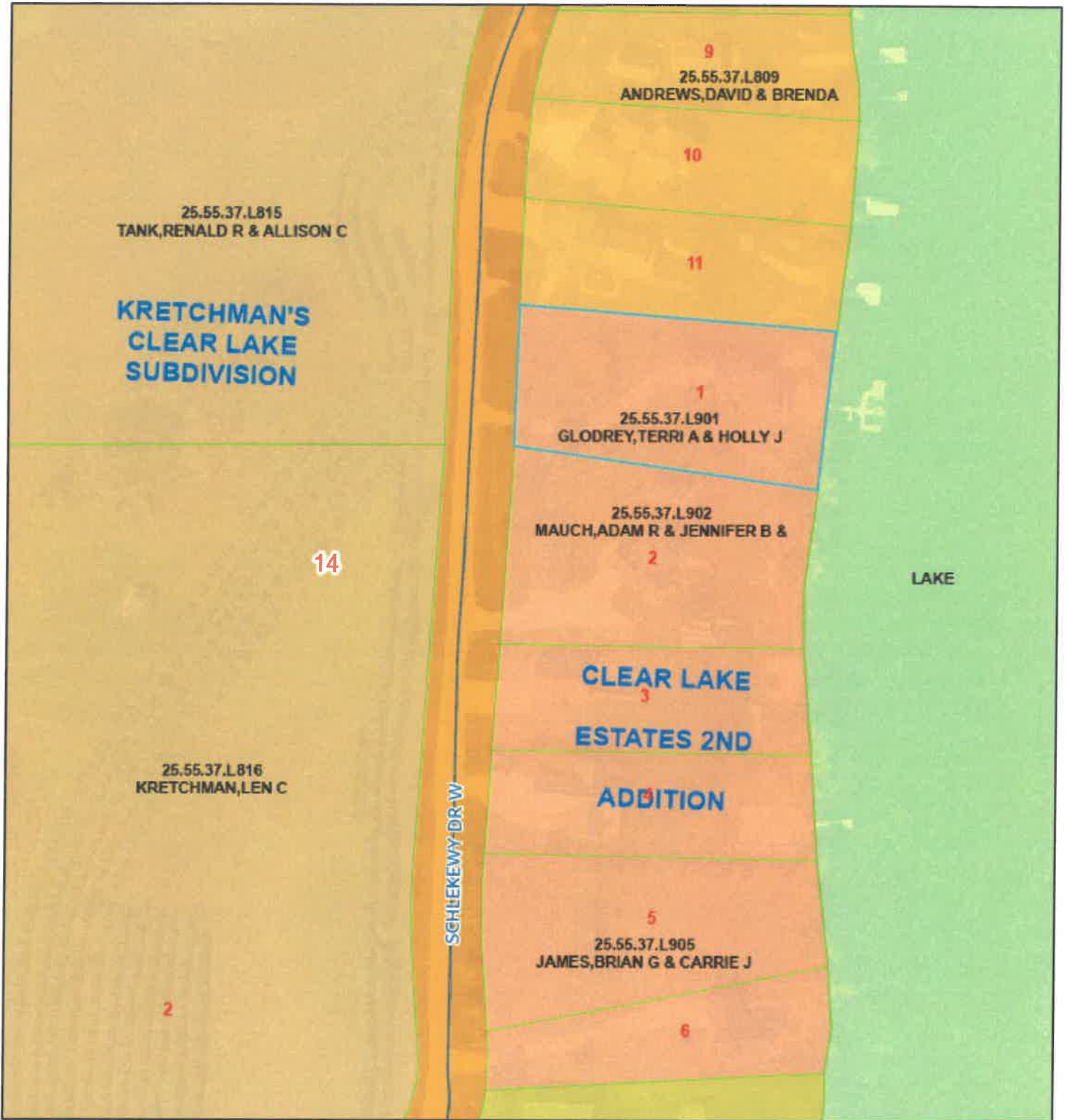
I, the undersigned, Treasurer of the County of Marshall, South Dakota, do hereby certify that the within and foregoing plat is a true and correct copy of the original plat as the same appears on file in my office, and that the same has been duly recorded in the office of the Register of Deeds for the County of Marshall, South Dakota, on this 11th day of August, 2004.

By: *John J. Williams*
 John J. Williams, Treasurer of the County of Marshall



PREPARED BY
DUTZIG ENGINEERS, INC.
 1000 W. 10TH STREET, SIOUX FALLS, SD 57105

MARSHALL COUNTY WEB VIEWER



5/28/2026, 2:26:54 PM

ZONING

- Agricultural District
- Lake Front Residential District

PLAT

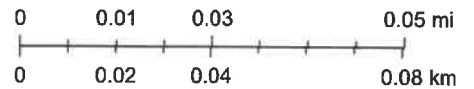
- CLEAR LAKE ESTATES
- CLEAR LAKE ESTATES 2ND ADDITION

KRECHMAN'S CLEAR LAKE SUBDIVISION

KRECHMAN'S SUNNY SHORES ADDITION

- TOWNSHIPS
- SECTIONS
- PARCELS
- ROADS

1:2,257



MARSHALL COUNTY WEB VIEWER



5/28/2026, 2:35:41 PM

PLAT			
CLEAR LAKE ESTATES		TOWNSHIPS	 1:2,257
CLEAR LAKE ESTATES 2ND ADDITION		SECTIONS	
KRETCHMAN'S CLEAR LAKE SUBDIVISION		PARCELS	
		ROADS	