

MARSHALL COUNTY PLANNING & ZONING COMMISSION

Proposed Agenda

Regular Scheduled Meeting

July 21, 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 July 7, 2026
- V. Matters for Board Discussion
- VI. Open
- VII. Disclosure of Conflicts/Ex Parte Communication
- VIII. New Business:
 - A. **Variance – John Kroll**
 - 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. **Rezone permit Ord. #78 – Roy View Country Club, LLC**
 - 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 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
July 7, 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, Andrea Kilker and Doug Medhaug. Commissioner Schuller presided. Commissioner Luttrell was absent. Others present at the hearing were Erin Collins-Miles - Planning & Zoning and Megan Biel – Auditor. Rebecca Hedlund, District Park Supervisor for Game, Fish and Parks, Victor Rapkoch, Marshall County States Attorney and Logan Roehr were also present for the meeting.

AGENDA:

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

MINUTES:

Kilker motioned; Medhaug seconded to approve the minutes from June 16, 2026. All members present voted aye. Motion carried.

VARIANCE:

Pertaining to a variance for Tania Henning; Rebecca Hedlund was present to give testimony on behalf of Roy Lake State Park. After Board discussion, Kilker motioned; Medhaug seconded to conditionally approve the requested 0' variance to the property line setback. A roll call vote was taken; Bender – Aye, Luttrell – Absent, Kilker – Aye, Medhaug – Aye, Schuller - Aye. Motion carried. This variance request was approved conditionally upon the applicants working alongside Roy Lake State Park to remove the retaining wall no later than September 1, 2026. These findings pertaining to the property line setback allows for the deck to remain as requested, so long as the conditions to this variance approval are met; per the Marshall County Zoning Ordinance, and to adopt the facts and the recommended findings of the Planning Commission listed in the staff report. .

BUILDING PERMITS:

Bender motioned; Kilker seconded to accept building permits for the following applicants: Ricky Cole - Lake Township, Ricky Cole - Newport Township, Madisyn Neiber - Newport Township, Aarik Gray - Lake Township and Emit Valnes - Buffalo Township. All members present voted aye. Motion carried.

Kilker motioned; Medhaug seconded to require a variance to be completed prior to building permit No. 34-26 being approved. All members present voted aye. Motion carried.

OTHER:

Changes and final edits to the Concentrated Animal Feeding Operation section of the zoning ordinance were discussed. The Zoning Director will begin the noticing process for the changes, and the Board will review in the upcoming weeks. The matter of permitting culverts in relation to jurisdiction was also discussed. Letters will be sent to the appropriate representatives of each township.

ADJOURN:

Medhaug motioned; Kilker seconded to adjourn as Planning and Zoning Board and convened as Marshall County Commission at 10:09 AM. All members present voted aye. Motion carried.

ATTEST:

Erin Collins-Miles
Marshall County Planning and Zoning Administrator
Marshall County, South Dakota
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