

MARSHALL COUNTY PLANNING & ZONING COMMISSION

Proposed Agenda

Regular Scheduled Meeting

July 7, 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 16, 2026
- V. Matters for Board Discussion
- VI. Open
- VII. Disclosure of Conflicts/Ex Parte Communication
- VIII. New Business:
 - A. Drainage – Kevin Swanson**
 - 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
- IX. **Building Permits**
- X. **Other**
- XI. Old Business
- XII. Adjourn

MARSHALL COUNTY PLANNING & ZONING BOARD
PO BOX 9
BRITTON, SOUTH DAKOTA
UNAPPROVED MINUTES
July 21, 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. Victor Rapkoch, Marshall County States Attorney and Jerry Burger 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; Medhaug seconded to approve the minutes from July 7, 2026. All members present voted aye. Motion carried.

VARIANCE:

Pertaining to a variance for John Kroll; There were no proponents or opponents present to give testimony on behalf of this application. After Board discussion, Kilker motioned; Medhaug seconded to approve the requested 18’ variance to the right-of-way line setback and a 5’ variance to the high-water mark setback. This motion was made noting the following; That the shape and size of the platted lot is considered an undue hardship on the applicants, that there is a principal structure located less than fifty (50) feet from the normal high-water mark on properties contiguous to the lot, and that there have been similar variances granted in the past. This motion allows for the cabin to be constructed 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 – Absent, Kilker – Aye, Medhaug – Aye, Schuller - Aye. Motion carried.

REZONE:

Pertaining to a Rezone for Roy View Country Club, LLC; The Board discussed the proposed Rezone. Bender motioned; Medhaug seconded to recommend Ordinance No. 78 to the County Commission 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 – Absent, Kilker – Aye, Medhaug – Aye, Schuller – Aye. Motion carried.

The next reading for the proposed Rezone ordinance is scheduled for August 4, 2026 during regular session of the Commissioner Meeting.

BUILDING PERMITS:

Kilker motioned; Bender seconded to accept building permits for the following applicants: Todd Frerichs – Lake Township, Renae Rein – Buffalo Township, Ryan Furman – Miller Township and John Kroll (variance) – Lake. All members present voted aye. Motion carried.

OTHER:

Minimal clerical corrections to the Concentrated Animal Feeding Operation section and to the Lake-Front District of the Zoning Ordinance were discussed. A timeline of these changes was discussed today, and will be presented at the next scheduled Commissioner meeting on August 4th. A member of the public was also present to discuss a letter pertaining to Drainage which was sent to Township officials.

ADJOURN:

Medhaug motioned; Kilker seconded to adjourn as Planning and Zoning Board and convened as Marshall County Commission at 9:31 AM. All members present voted aye. Motion carried.

ATTEST:

Erin Collins-Miles
Marshall County Planning and Zoning Administrator
Marshall County, South Dakota
Published at the approximate cost of.....