

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. **Variance – Tania Henning**
 - 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. **CAFO Section Discussion**
- XI. Old Business
- XII. Adjourn

MARSHALL COUNTY PLANNING & ZONING BOARD
PO BOX 9
BRITTON, SOUTH DAKOTA
UNAPPROVED MINUTES
June 16, 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. Tania Henning and Victor Rapkoch, Marshall County States Attorney, were also present for the meeting.

AGENDA:

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

MINUTES:

Bender motioned; Medhaug seconded to approve the minutes from June 4, 2026. All members voted aye. Motion carried.

VARIANCE:

Pertaining to a variance for Pat Roney; After Board discussion, Bender motioned; Kilker seconded to approve the requested 11’ variance to the right-of-way line setback. This motion was made noting the following; That there were no neighbor objections and that similar variances have been granted previously. This motion allows for the home 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.

BUILDING PERMITS:

Kilker motioned; Medhaug seconded to accept building permits for the following applicants: Karole Chapin - White Township, Pat & Kathy Roney - Lake Township (variance), Michael & Grace Lehman - Dumarce Township, Steve Benson - Pleasant Valley Township, James A. Rabenberg - Pleasant Valley Township, Ethan Cole - Newport Township. All members voted aye. Motion carried.

OTHER:

A letter was received by a property owner for reconsideration on a previously approved variance for a deck in Lake Township. The applicant was present to give testimony and will resubmit a variance application, per the request of the Zoning Board and Zoning Director. The Zoning Board will hear the application at the next scheduled meeting.

The Zoning Director discussed proposed changes to the Concentrated Animal Feeding Operation section of the ordinance. The Board will review these changes and discuss at the next scheduled meeting. Abandoned cemeteries were also briefly discussed.

ADJOURN:

Medhaug motioned; Kilker seconded to adjourn as Planning and Zoning Board and convened as Marshall County Commission at 10:05 AM. All members voted aye. Motion carried.

ATTEST:

Erin Collins-Miles

Marshall County Planning and Zoning Administrator

Marshall County, South Dakota

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