

STAFF REPORT
Rezone Application
July 21, 2026
2nd Hearing & Adoption: August 4, 2026
Publication: August 5, 2026
Effective: August 25, 2026

GENERAL INFORMATION:

PETITIONER	Roy View Country Club, LLC
REQUEST	REZONING: LAKEFRONT DISTRICT (R-3) TO AGRICULTURAL DISTRICT (AG)
LEGAL DESCRIPTION	PLAT OF ROYKOTA LEGACY ESTATES SECOND SUBDIVISION BEING A REPLAT OF PART OF LOT 14, ROYKOTA LEGACY ESTATES, IN GOVERNMENT LOT 5 OF SECTION 27, T126N, R55W OF THE 5TH P.M., MARSHALL COUNTY, SOUTH DAKOTA.
CURRENT ZONING (SURROUNDING)	Agricultural District (AG) and Lakefront Residential (R-3) (see map attached)
REPORTED BY	E. Collins-Miles

COMMENTS/HISTORY:

1. The petitioner is requesting to Rezone the above-described property in order to rezone the area back to its original Agricultural Zoning.
 - a. Under previous ownership, the land was rezoned to Lake Front Residential in order to subdivide and sell lake lots.
 - b. The current owner intends to use the property as Ag land is described.
 - i. The Roy View Country Club took back ownership of Lots 1-8 on 5/28/26. Lot 9 was purchased by the Club on 3/27/24.
2. A rezone to change the Zoning of these lots to R-3 was originally approved on 8/22/23. A plat creating the 9 Lots was also approved by the Zoning Board on 8/22/23.
 - a. The approval of the rezone request will allow the property to be in conformance with the applicable zoning regulations and permitted land use.
3. The Country Club no longer wishes to sell, and would like the land to remain usable golf course space.
4. The Rezone would make the land conform with other surrounding Zoning and bring it into compliance with the same use as other surrounding property.
5. Per the Marshall County Zoning Ordinance, A rezone can be permitted under the TITLE 19, Chapter 19.7; noting that supporting language is listed under numbers 1 and 2.

6. No written comments or objections were received prior to the writing of this staff report.

STAFF RECOMMENDATION/REVIEW:

Staff has reviewed this Rezone, with a recommendation of approval of the rezoning request. The existing parcel size and the intended use of the property conflict, and are not consistent with the current zoning. The proposed zoning will allow for appropriate use of the land in conformance with all applicable zoning laws.

NOTICE OF PUBLIC HEARING OF THE MARSHALL COUNTY PLANNING AND ZONING COMMISSION AND MARSHALL COUNTY BOARD OF COUNTY COMMISSIONERS ON PROPOSED CHANGE OF THE ZONING ORDINANCE OF MARSHALL COUNTY

Notice is hereby given pursuant to SDCL 11-2 that on the 21st day of July, 2026, at 9:00a.m. in the Commission Chambers of the Marshall County Courthouse in Britton, South Dakota, is the time and place when and where all persons interested therein may appear and be heard before the Marshall County Planning & Zoning Commission and Marshall County Board of County Commissioners, concerning the proposed changes to the Zoning Ordinance of Marshall County. The Planning and Zoning Commission will submit to the Board of County Commissioners their recommendation as to whether or not the following ordinance should be passed by the respective governing bodies. If recommended for approval the Board of County Commissioners will then have the first reading of the proposed ordinance change.

AN ORDINANCE ENTITLED, An Ordinance to amend the Marshall County Zoning Map.

Be it ordained by the Board of County Commissioners of Marshall County, South Dakota: that Title 4 chapter 4.2 adopted by Ordinance No.32, September 28, 2021 as amended, of the Zoning Ordinance of Marshall County be amended to classify the following property:

PLAT OF ROYKOTA LEGACY ESTATES SECOND SUBDIVISION BEING A REPLAT OF PART OF LOT 14, ROYKOTA LEGACY ESTATES, IN GOVERNMENT LOT 5 OF SECTION 27, T126N, R55W OF THE 5TH P.M., MARSHALL COUNTY, SOUTH DAKOTA.

To "AG" Agricultural District from "R-3" Lakefront Residential District

BE IT FURTHER ORDAINED by the Marshall County Commission, Britton, South Dakota, that the zoning official for the County of Marshall is hereby authorized to change the official zoning map for the County of Marshall to reflect this Ordinance.

Passed and adopted this ____ day of ____ 20__.

Matthew Schuller
Chairperson

Megan Biel
Auditor

Any persons wishing to present testimony may appear at said hearing or may file written comments with the Marshall County Auditor P.O. Box 130, Britton, South Dakota 57430 prior to said hearing.

Dated this 1ST day of July, 2026.

Erin Collins-Miles, Marshall County Planning & Zoning Administrator

Published once at the total approximate cost of _____.

1T (July 1)
NOTICE OF PUBLIC HEARING OF THE MARSHALL COUNTY PLANNING AND ZONING COMMISSION AND

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Passed and adopted this ____ day of ____ 20__
- Matthew Schuller, Chairperson
- Megan Biel, Auditor

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Dated this 1ST day of July, 2026 - Erin Collins-Miles, Marshall County Planning & Zoning Administrator

Published at an approximate cost of \$26.10 and can be viewed free of charge at www.sdpublicnotice.com

NOTICE OF REQUEST TO REZONE

Marshall County
State of South Dakota

To: Marshall County Planning and Zoning Commission

Notice is hereby filed by Roy View Country Club, LLC, landowner, and

Thomas Satrang, buyer, for the following described property to be rezoned from

R-3 to Ag

Legally described as: Lots 1-9 in the Plat of Roykota Legacy Estates Second Subdivision

Landowner's Signature Thomas Satrang President Date 6-22-26

Buyer's Signature _____ Date _____

For Internal Use Only:

Date Received: June 22, 2026

Date of Hearing by Marshall County Planning Commission: July 21, 2026

Action taken by Zoning and Planning Commission:

Date of hearing(s) by Marshall County Commissioners:

Action taken by Marshall County Commissioners: _____

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

June 26, 2026

Dear Property Owner,

Please take notice that an application has been made by Roy View Country Club, LLC for a hearing before the Marshall County Planning & Zoning Commission and Marshall County Board of County Commissioners for a proposed change of the zoning ordinance of Marshall County.

The application is for the rezoning of the PLAT OF ROYKOTA LEGACY ESTATES SECOND SUBDIVISION BEING A REPLAT OF PART OF LOT 14, ROYKOTA LEGACY ESTATES, IN GOVERNMENT LOT 5 OF SECTION 27, T126N, R55W OF THE 5TH P.M., MARSHALL COUNTY, SOUTH DAKOTA. Per the proposed rezone, the area is to be rezoned to "AG" Agricultural District," from "R-3" Lakefront Residential District.

The first reading of this application is on the agenda for a public hearing which will be held on July 21, 2026 at 9:00 am at the Marshall County Courthouse, Commissioners Chambers.

This notice is being sent to you as an owner of the property adjacent to the applicant. Should this request be of concern to you, you may appear at the above stated hearing or may send your comments to:

Marshall County Auditor
PO Box 130
Britton, SD 57430

Sincerely,



Erin Collins-Miles
Planning and Zoning Director

Sent to the following adjacent landowners on 6/26/26:

1. Roy View Country Club, LLC – 438732 Northside Dr. Lake City, SD 57247

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

June 26, 2026

Dear Property Owner,

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Marshall County Auditor
PO Box 130
Britton, SD 57430

Sincerely,



Erin Collins-Miles
Planning and Zoning Director

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

July 6, 2026

TO: Roy View Country Club, LLC
c/o Thomas Satrang
3552 Rolling Meadows Dr.
Aberdeen, SD 57401

To whom this may concern,

This letter shows the official schedule for your **Rezone** application.

Please see below for detail;

PLAT OF ROYKOTA LEGACY ESTATES SECOND SUBDIVISION BEING A REPLAT OF PART OF LOT 14, ROYKOTA LEGACY ESTATES, IN GOVERNMENT LOT 5 OF SECTION 27, T126N, R55W OF THE 5TH P.M., MARSHALL COUNTY, SOUTH DAKOTA.

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Passed First Reading	July 21, 2026
Passed Second Reading	August 4, 2026
Adopted	August 4, 2026
Published	August 5, 2026
Effective Date	August 25, 2026

If you have any questions, please contact my office.

Sincerely,



Erin Collins-Miles
Planning and Zoning Director

ORDINANCE NO. 78

AN ORDINANCE AMENDING TITLE 4, CHAPTER 4.2
AS AMENDED TO REZONE CERTAIN DESCRIBED PROPERTY

Be it ordained by the Board of County Commissioners of Marshall County, South Dakota: that Title 4 chapter 4.2 adopted by Ordinance No.32, September 28, 2021 as amended, of the Zoning Ordinance of Marshall County be amended to classify the following property:

GOVERNMENT LOTS 1 & 2 EXCEPT LOT 1 OF OLSON'S SUBDIVISION, NW SECTION FOUR (4), TOWNSHIP ONE HUNDRED TWENTYSIX (126N), RANGE FIFTY-FOUR WEST (54) OF THE 5TH P.M., MARSHALL COUNTY, SOUTH DAKOTA.

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Passed First Reading _____ July 21, 2026

Passed Second Reading _____ August 4, 2026

Adopted _____ August 4, 2026

Published _____ August 5, 2026

Effective Date _____ August 25, 2026

Matthew Schuller, Chairman
Marshall County Commission

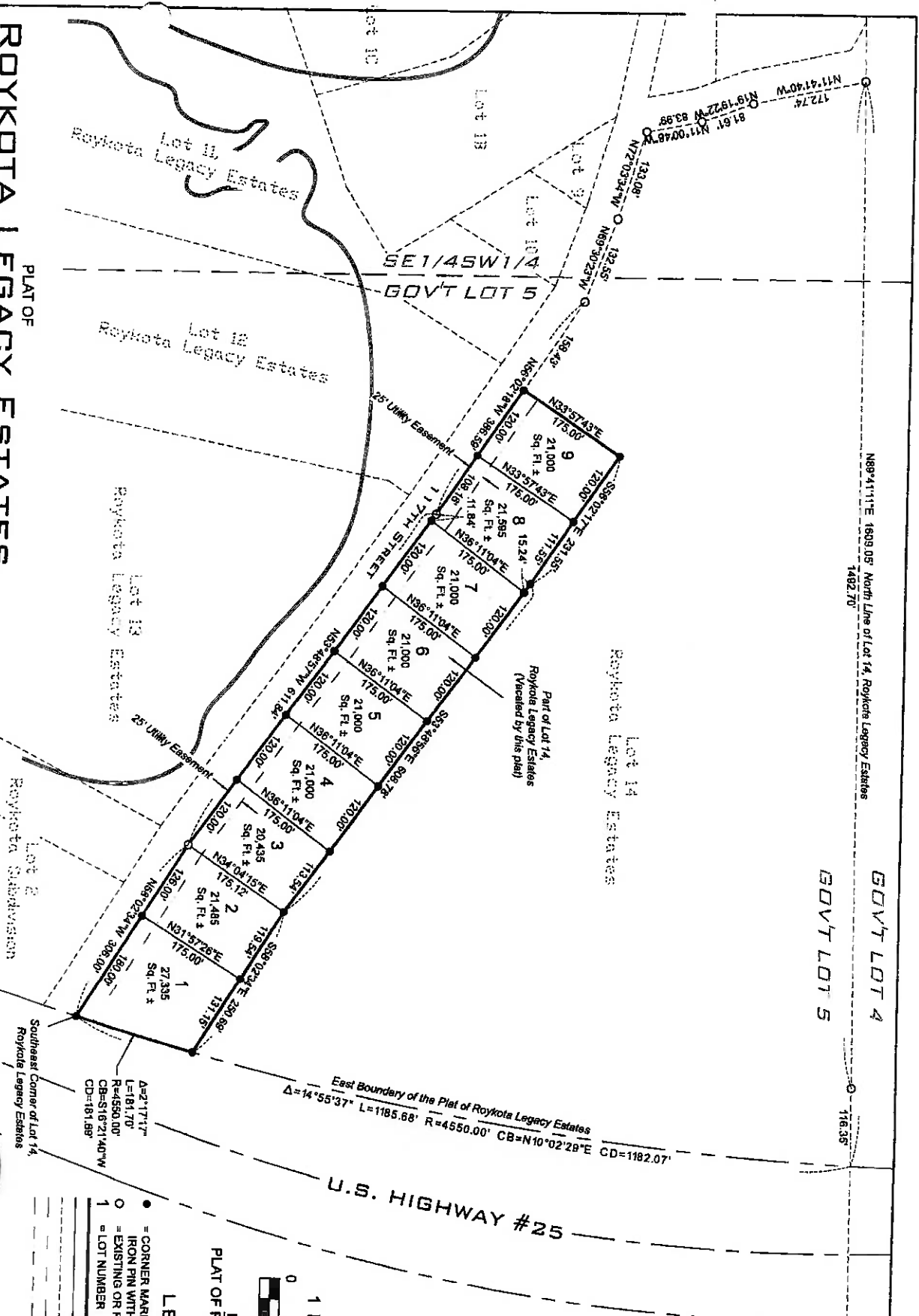
ATTEST: _____
Megan Biel, Marshall County Auditor

Published once at the total approximate cost of \$_____.

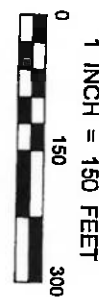
PLAT OF ROYKOTA LEGACY ESTATES SECOND SUBDIVISION

BEING A REPLAT OF PART OF LOT 14, ROYKOTA LEGACY ESTATES,
IN GOVERNMENT LOT 5 OF SECTION 27, TOWNSHIP 128 NORTH, RANGE 55 WEST
OF THE 5TH P.M., MARSHALL COUNTY, SOUTH DAKOTA

SEC. 27, T128N, R55W
S1/4, 3/4, T126N, R55W



U.S. HIGHWAY #25



1 INCH = 150 FEET

LEGEND

- CORNER MARKED WITH A 5/8" x 18" SMOOTH IRON PIN WITH ALUMINUM CAP MARKED "LS 7860"
- EXISTING OR ROUND CORNER MONUMENT
- 1 LOT NUMBER
- PLAT BOUNDARY LINE
- NEW PROPERTY LINE
- EXISTING PROPERTY LINE
- NEW EASEMENT LINE
- EXISTING EASEMENT LINE

PLAT OF BEARING

PLAT OF ROYKOTA LEGACY ESTATES



Interstate Engineering, Inc.
P.O. Box 87
1000 4th St. N.
Wahpet, ND 58078
Ph: (701) 842-4521
Fax: (701) 842-4515
www.interstateeng.com
Office: 1000 4th St. N., Wahpet, ND 58078
Main: (701) 842-4521

Professionals you need, people you trust.

EASEMENTS OF RECORD
DOCUMENT NO. 31945:
20' ELECTRIC LINE EASEMENT
BLANKETING OVER GOVERNMENT
LOT 5.
DOCUMENT NO. 41930:
30' WATER LINE EASEMENT
BLANKETING OVER LOTS 1, 3 & 4,
ROYKOTA SUBDIVISION.

Note:
By the action of this plat, a part of Lot
14, Roykota Legacy Estates,
Recorded as Plat Book No. 5, Page
27 as shown is hereby vacated.