MARSHALL COUNTY PLANNING & ZONING COMMISSION
Proposed Agenda
Regular Scheduled Meeting
August 18, 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 August 4, 2026

V. Matters for Board Discussion

VI. Open

VII. Disclosure of Conflicts/Ex Parte Communication

VIII. New Business:

A. Drainage – Renald Tank

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

B. Plats

a. Nordquist 6th Addition
   a) Nordquist 6th Addition in Gov't Lot 2 and the NE1/4SE1/4 of Section 21, T126N, R55W of the 5th P.M., Marshall County, South Dakota
b. Block 10 in Schlekewy Addition
   a) Plat of Lots 1A, 2-10 in Block 10 in Schlekewy Addition in Gov't Lot 3 of Section 13, T126N, R54W of the 5th P.M., Marshall County, South Dakota
c. Emery Addition

a) Plat of Emery Addition, Located in the S1/2SW1/4 of Section 22, T127N, R59W of the 5th P.M., Marshall County, South Dakota

IX. **Building Permits**

X. **Other**

A. Ord. 79 – Revised Zoning Regulations for Marshall County, South Dakota
1) Change in timeline

XI. Old Business
XII. Adjourn

MARSHALL COUNTY PLANNING & ZONING BOARD
PO BOX 9
BRITTON, SOUTH DAKOTA
UNAPPROVED MINUTES
August 4, 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, Andrea Kilker, Lynda Luttrell and Doug Medhaug. Commissioner Schuller presided. Commissioner Bender was present via phone. Others present at the hearing were Erin Collins-Miles - Planning & Zoning and Shelby Thompson – Deputy Auditor. Joel Erickson, Michael Nelson, Nathan O'Brien, Donnell Hanson, Neil Foote, Kevin Swanson, Leslie Erickson and Jeff Roehr were also present at the meeting.

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

MINUTES:
Medhaug motioned; Bender seconded to approve the minutes from July 30, 2026. All members voted aye. Motion carried.

VARIANCE:
Pertaining to a variance for Westwood Hutterian Brethren, Inc; There were no proponents or opponents present to give testimony on behalf of this application. After Board discussion, Bender motioned; Kilker seconded to approve the requested 47' variance to the right-of-way line setback from the road to the East and to approve a 0' variance to the right-of-way line from the road to the North. This motion was made noting that other similar variances have been granted in the past, that all parties referred to as adjacent landowners received letters according to the Zoning ordinance guidelines, and that no new adjacent landowners would need to be notified with this discovery; which allows the structure to remain on the lot as built by the applicant; 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.

REVISED ZONING REGULATIONS:
Erin Collins-Miles, Planning & Zoning Director, reviewed the proposed zoning ordinance changes with the Board and discussed the first reading of Ordinance 79. Kilker motioned; Medhaug seconded to recommend Ordinance No. 79 to the County Commission. A roll call vote was taken; Bender – Aye, Luttrell – Aye, Kilker – Aye, Medhaug – Aye, Schuller - Aye. Motion carried. The County Commission will hold the First reading of the ordinance during regular session. The second reading is scheduled to take place on August 18, 2026 during regular session of the Commissioner Hearing.

PLATS:
Medhaug motioned; Kilker seconded to approve the following plat; Vietor-Roehr Addition in Newport Township. All members voted aye. Motion carried.
Kilker motioned; Luttrell seconded to approve the following plat *contingently* upon city approval at the next scheduled city council meeting; Haven Lot 4 in Miller Township. All members voted aye. Motion carried;

BUILDING PERMITS: Medhaug motioned; Kilker seconded to accept building permits for the following applicants: Westwood Hutterian Brethren, Inc. – Newark Township (variance). All members voted aye. Motion carried. Building Permit Numbers 42-2026 & 43-2026, which were approved at the July 30th Commissioner Meeting, were listed unintentionally.

OTHER:
In regular session, Ordinance No. 78 concerning an application for Roy View Country Club, LLC. was adopted, and the second reading took place. The Board also discussed a structure within Marshall County Zoning jurisdiction that has been given extensions to be completed. Medhaug motioned; Kilker seconded to postpone this permit and to discuss it at the next meeting to allow time for further research. A roll call vote was taken; Bender – Aye, Luttrell – Aye, Kilker – Aye, Medhaug – Aye, Schuller - Aye. Motion carried.

ADJOURN:
Medhaug motioned; Luttrell seconded to adjourn as Planning and Zoning Board and convened as Marshall County Commission at 9:38 AM. All members voted aye. Motion carried.

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