MARSHALL COUNTY PLANNING & ZONING COMMISSION
Proposed Agenda
Regular Scheduled Meeting
September 22, 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 September 1, 2026 & September 11, 2026

V. Matters for Board Discussion

VI. Open

VII. Disclosure of Conflicts/Ex Parte Communication

VIII. New Business:

A. **Variance – John Konstant**
   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. Conditional Use – Middle Mile Infrastructure
   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

C. Conditional Use – Horton, Inc.

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

D. Drainage – Jeff Amacher

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

E. Drainage – Nathan Schultz (#1)

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

F. Drainage – Nathan Schultz (#2)

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

G. Drainage – Brandon Peters

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

H. Drainage – Leona Chapin

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

I. Plats

a. Lot D in Andrews Subdivision
a) Plat of Lot D in Andrews Subdivision Located in the SE1/4 of Section 17, T127N, R58W of the 5th P.M., Marshall County, South Dakota

b. Tory Addition
a) Plat of Tory Addition Located in the NE1/4NW1/4 of Section 9, T127N, R56W of the 5th P.M., Marshall County, South Dakota

IX. **Building Permits**

X. **Other**

A. Permit extension deadline

XI. Old Business
XII. Adjourn

MARSHALL COUNTY PLANNING & ZONING BOARD
PO BOX 9
BRITTON, SOUTH DAKOTA
UNAPPROVED MINUTES
September 1, 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, Doug Medhaug, Andrea Kilker, Jason Bender and Lynda Luttrell. Commissioner Bender was absent for approval of the agenda and minutes. Commissioner Schuller presided. Others present at the hearing were Erin Collins-Miles - Planning & Zoning and Megan Biel – Auditor. Victor Rapkoch, Marshall County States Attorney, and Ryan Patterson were also present.

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

MINUTES:
Kilker motioned; Luttrell seconded to approve the minutes from August 18, 2026. All members present voted aye. Motion carried.

PLATS:
After Board discussion; Medhaug motioned; Luttrell seconded to require correct and proper ownership documents to be received prior to reconsideration of the following plat by the Board; Block 10 Schlekewy Addition in Lake Township. The possibility of meeting via phone to review the plat sooner, if necessary, was discussed. A roll call vote was taken; Bender – Aye, Luttrell – Aye, Kilker – Aye, Medhaug – Aye, Schuller - Aye. Motion carried.

BUILDING PERMITS:
Bender motioned; Luttrell seconded to accept building permits for the following applicants: Mark & Richard Wismer - Lake Township, Jeff Roehr - Sisseton Township, Laurel Stiegelmeier - Newport Township, Casey Wittrock - Lake Township, Don & Connie Lubbert - Buffalo Township, Kyle Siebels - Nordland Township, Judith Schultz - Hamilton Township, Kari Dalchow - Lake Township, David Johnson - Buffalo Township and Randy Heitmann - Dumarce Township. All members voted aye.

Bender motioned; Medhaug seconded to accept a building permit for the following applicant: William Rice - Buffalo Township. All members voted aye. Motion carried.

OTHER:
Zoning Director, Erin Collins-Miles, informed the Board that the adoption and second reading of Ordinance number 79, the Revised Zoning Regulations for Marshall County, South Dakota, will

take place during regular session. Marshall County States Attorney, Victor Rapkoch, was present to give an update on an ongoing zoning matter.

ADJOURN:
Medhaug motioned; Kilker seconded to adjourn as Planning and Zoning Board and convened as Marshall County Commission at 9:31 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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MARSHALL COUNTY PLANNING & ZONING BOARD
PO BOX 9
BRITTON, SOUTH DAKOTA
UNAPPROVED MINUTES
September 11, 2026

The Marshall County Planning & Zoning Board met at 9:00 AM, via Microsoft Teams video conference. Members present were Schuller, Medhaug, Bender, and Kilker. Commissioner Luttrell was absent. Commissioner Schuller presided. The meeting was open to the public and was offered via Microsoft Teams on computer

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

PLATS:
Medhaug motioned; Kilker seconded to approve the following plat; Block 10 Schlekewy Addition in Lake Township. A roll call vote was taken; Bender – Aye, Luttrell – Absent, Kilker – Aye, Medhaug – Aye, Schuller - Aye. Motion carried.

ADJOURN:
Bender motioned; Kilker seconded to adjourn as Planning and Zoning Board at 9:16 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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