MARSHALL COUNTY PLANNING & ZONING COMMISSION
Proposed Agenda
Regular Scheduled Meeting
November 5, 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 October 20, 2026

V. Matters for Board Discussion

VI. Open

VII. Disclosure of Conflicts/Ex Parte Communication

VIII. New Business:

A. Drainage – Andrew Michael (postponed on 10/20/2026)

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. Plat

a. Newark Outlot 5
   a) Plat of Newark Outlot 5 in the W1/2 of Section 3, T128N, R58W of the 5th P.M., Marshall County, South Dakota

b. Jensen Subdivision
   a) Plat of Jensen subdivision Located in the NE1/4 of Section 19, T128N, R56W of the 5th P.M., Marshall County, South Dakota

IX. **Building Permits**

X. **Other**

XI. **Old Business**

XII. **Adjourn**

MARSHALL COUNTY PLANNING & ZONING BOARD
PO BOX 9
BRITTON, SOUTH DAKOTA
UNAPPROVED MINUTES
October 20, 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 the first portion of the meeting. Commissioner Schuller presided. Also present at the hearing were Erin Collins-Miles - Planning & Zoning, Megan Biel – Auditor and Victor Rapkoch, Marshall County States Attorney. Members of the public present at the meeting were Mike Prochnow, Andrew Michael, Mathias Zastrow, Mike Niesen and Keith Neisen.

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

MINUTES:
Medhaug motioned; Kilker seconded to approve the minutes from October 6, 2026. All members present voted aye. Motion carried.

VARIANCE:
Pertaining to an application for Dan Brake; 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 5’ variance to the road right-of-way line setback. This motion was made noting that there have been similar variances granted in the past. This motion allows for the shed to be placed on the lot 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 – Absent, Luttrell – Aye, Kilker – Aye, Medhaug – Aye, Schuller - Aye. Motion carried.

Pertaining to an application for Jeff & Janine Wing; There were no proponents or opponents present to give testimony on behalf of this application. After Board discussion, Medhaug motioned; Kilker seconded to approve the requested 2’ variance to the property line setback. This motion was made noting that there have been similar variances granted in the past. This motion allows for the new cabin to be built on the lot 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.

DRAINAGE:
Pertaining to a drainage application for A. Michael; There were several members of the public present to give testimony in relation to the project. Concerns about drainage were voiced. The applicant was also present at the meeting. After Board discussion, Bender motioned; Luttrell seconded to postpone an application to drain until November 5, 2026, for further review of the application and fact finding; on the property described as the NW ¼ and the E ½ of Section 31 and the NW ¼ of Section 32, all of T128N, R58W. A roll call vote was taken; Bender – Aye, Luttrell – Aye, Kilker – Aye, Medhaug – Aye, Schuller – Aye. Motion carried.

BUILDING PERMITS:
Kilker motioned; Luttrell seconded to accept building permits for the following applicants: Darrell & Lois Vig – Lake Township, Jason Benike – Buffalo Township, Randy Deutsch – Buffalo Township. All members present voted aye. Motion carried.

Luttrell motioned; Bender seconded to accept building permits for the following applicants: Dan Brake – Buffalo Township(variance), Jeff & Janine Wing – Red Iron Lake Township (variance). All members voted aye. Motion carried.

OTHER:
Victor Rapkoch, Marshall County States Attorney, updated the Board on some permits and issues still in process. The Board will be updated as any updates are received.

ADJOURN:
Medhaug motioned; Luttrell seconded to adjourn as Planning and Zoning Board and convened as Marshall County Commission at 9:58 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……