

McPherson County Zoning Board and Board of Adjustment
Minutes of Proceedings
July 21, 2026

Call to Order

The McPherson County Zoning Board was called to order by Chairman Mike Mardian at 9:00 A.M. in the Commissioner's Chambers. Members present included George Hulscher, Dan Mettler, Mike Lapka, and Logan Heupel. Also present were Hunter Heinrich from Zoning Administration, State's Attorney Austin Hoffman, and members of the public, both in person and via Zoom. The full meeting can be viewed at <https://www.youtube.com/@McPhersonCountySD>

Agenda

George Hulscher moved, and Dan Mettler seconded to approve the agenda. All voted in favor. Motion carried.

Minutes

Dan Mettler moved, and Logan Heupel seconded to approve the July 1, 2026, meeting minutes as published. All voted in favor. Motion carried.

Conflicts of Interest

No conflicts of interest were mentioned.

Public Comments

Public comments were heard from Bill Connors and Rodney Hoffman. Full comments can be viewed at <https://www.youtube.com/@McPhersonCountySD>.

Board of Adjustment

Logan Heupel moved, and George Hulscher seconded to go into the Board of Adjustment at 9:08 A.M. All voted in favor. Motion carried.

26-V-06 was held for Wayne Breitag who wants to build an equipment shelter less than 150 feet from the edge of the right of way line in the SW1/4 of Section 27-Township 126N-Range 68W. A question was raised regarding whether he was the owner of the fence to the south of the proposed building site. Upon further discussion, George Hulscher moved, and Logan Heupel seconded to approve Variance Permit 26-V-06. All voted in favor. Motion carried.

26-V-07 was held for Waltman Farms which wants to build a pole barn addition less than 150 feet from the edge of the right of way line in the NW1/4 of Section 15-Township 127N-Range 66W. Matt Waltman was present for questions. The applicant wants to add an addition that will be in line with the existing fence and other buildings on the property. Upon further discussion, Mike Lapka moved, and George Hulscher seconded to approve Variance Permit 26-V-07. All voted in favor. Motion carried.

Dan Mettler moved, and Mike Lapka seconded to move out of the Board of Adjustment at 9:17 A.M. All voted in favor. Motion carried.

Plat

No plats were discussed.

New Business

David Gienger was present to discuss an issue involving setbacks. Further discussion will be held at a later date. Discussion was started on the Data Center ordinance revision. Dan Mettler moved, and Logan Heupel seconded to table this discussion until later in the meeting. All voted in favor. Motion carried. Eric Senger from NECOG was present to discuss the Comprehensive Plan. Eric presented a completed rough draft. He and the Zoning Board had a discussion on what they would like to see added to the Comprehensive Plan. They also discussed different items contained in the current rough draft. Marian Kallas had a question regarding real estate agents. Dan Mettler had a question regarding door-to-door salesmen. Dan Mettler made a motion to bring up the Comprehensive Plan for a later meeting but then rescinded the motion. The Comprehensive Plan will be discussed at a later meeting. Eric Senger discussed four state bills affecting zoning. Dan Mettler moved, and Logan Heupel seconded to untable the Data Center ordinance revision. All voted in favor. Motion carried. Logan Heupel moved, and George Hulscher seconded to enter executive session at 10:08 A.M. to discuss legal matters. All voted in favor. Motion carried. George Hulscher moved, and Logan Heupel seconded to exit executive session at 10:43 A.M. All voted in favor. Motion carried. Mike Lapka made a motion and Dan Mettler seconded to remove Section 5.33.19 and the wording regarding compliance of existing data centers from the Data Center ordinance revision. All voted in favor. Motion carried.

Building Permits

Building permits 26-15-26-22 were discussed. The building permits were as follows: 26-15 – Wade Weiszhaar – Pole Barn; 26-16 - Tim & Travis Mehlhaff – 2 Grain Bins; 26-17 – Long Lake Colony – Animal Barn; 26-18 – Kevin Kallas – Garage addition and lean-to; 26-19 - Christensen Farms & Feedlots, Inc. – New buildings pertaining to 26-CUP-03; 26-20 – Aaron Mehlhoff – Finish basement; 26-21 – Aaron Mehlhaff – New Grain Bin; 26-22 – Bieber Red Angus/Lindley Howard – New Shed.

The next meeting is scheduled for August 11, 2026, at 9:00 A.M.

Adjournment

Logan Heupel moved, and Mike Mardian seconded to adjourn the meeting. All voted in favor. Motion carried. Meeting adjourned at 10:50 A.M.

Hunter Heinrich
Zoning Administrator

Mike Mardian
Chairman, Zoning Board