

McPherson County Zoning Board and Board of Adjustment
Minutes of Proceedings
August 11, 2026

Call to Order

The McPherson County Zoning Board was called to order by Chairman Mike Mardian at 9:01 A.M. in the Commissioner's Chambers. Members present included George Hulscher, Dan Mettler, and Logan Heupel in person, and Mike Lapka on Zoom. 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 Logan Heupel seconded to approve the agenda. Upon a roll call vote, Hulscher, Mettler, Lapka, Heupel, and Mardian voted "aye". Motion carried.

Minutes

Dan Mettler moved, and George Hulscher seconded to approve the July 21, 2026, meeting minutes as published. Upon a roll call vote, Hulscher, Mettler, Lapka, Heupel, and Mardian voted "aye". Motion carried.

Conflicts of Interest

No conflicts of interest were mentioned.

Public Comments

Public comments were heard from Dan Mettler and Pat Schaible. Full comments can be viewed at <https://www.youtube.com/@McPhersonCountySD>.

New Business

The data center ordinance discussion was brought up by Mike Mardian; no discussion was held by the board at this time. Heather Sorrells then made a public comment regarding the ordinance.

Board of Adjustment

Dan Mettler moved, and Logan Heupel seconded to go into the Board of Adjustment at 9:17 A.M. Upon a roll call vote, Hulscher, Mettler, Lapka, Heupel, and Mardian voted "aye". Motion carried.

26-CUP-04 was held for Leola Data Center, which wants to build a Data Processing Center in that part of the E1/2 of Section 28-T126N-R68W of Spring Township in McPherson County, South Dakota. Chairman Mardian gave 30 minutes to both proponents and opponents of the Leola Data Center. Proponent commentary was heard from Bill Connors, Larry Oswald, and Jared Heupel. Opponent commentary was heard from Marian Kallas, Rodney Hoffman, Rod Sorrells, Colin Hoffman, Melvin Kallas, Mike Kripfel, Susan Hoffman, Leo Vilhauer, Heather Sorrells, Kim Hoffman, Tina Ellis, and Pat Schaible. Full comments can be viewed at <https://www.youtube.com/@McPhersonCountySD>.

The board discussed growth versus decline in McPherson County over the last 20 years. Mike Lapka made a motion and Mike Mardian seconded to refer to the County Commission a moratorium on approval of 26-

CUP-04 until Dan's concerns can be met or talked about among the Commissioners. Upon a roll call vote, Mardian and Lapka voted "aye"; Heupel, Mettler, and Hulscher voted "nay". Motion failed. Logan Heupel moved and George Hulscher seconded to go into executive session. Upon a roll call vote, Lapka, Heupel, Mettler, and Hulscher voted "aye"; Mardian voted "nay". Motion carried. Due to not stating which executive session meeting number, Logan Heupel made a motion and George Hulscher seconded to rescind the prior vote. Upon a roll call vote, Hulscher, Heupel, and Mettler voted "aye", Lapka and Mardian voted "nay". Motion carried. Logan Heupel made a motion and George Hulscher seconded to go into executive session pursuant to SDCL 1-25-2(3) at 10:20 A.M. to discuss legal matters. Upon a roll call vote, Lapka, Heupel, Mettler, and Hulscher voted "aye"; Mardian voted "nay". Motion carried. At 10:38 A.M., George Hulscher made a motion and Logan Heupel seconded to exit executive session. Upon a roll call vote, Lapka, Heupel, Mardian, Mettler, and Hulscher voted "aye". Motion carried. Dan Mettler made a motion and Logan Heupel seconded to postpone 26-CUP-04 until legal agreements are put in place for recipients of financial contributions. Upon a roll call vote, Lapka, Hulscher, Heupel, Mettler, and Mardian voted "aye". Motion carried.

Dan Mettler moved, and Mike Lapka seconded to move out of the Board of Adjustment at 10:42 A.M. Upon a roll call vote, Hulscher, Mettler, Lapka, Heupel, and Mardian voted "aye". Motion carried.

Plat

No plats were discussed.

Building Permits

No building permits were discussed.

The next meeting is tentatively scheduled for October 20, 2026, at 9:00 A.M.

Adjournment

Logan Heupel moved, and George Hulscher seconded to adjourn the meeting. Upon a roll call vote, Hulscher, Mettler, Lapka, Heupel, and Mardian voted "aye". Motion carried. Meeting adjourned at 10:43 A.M.

Hunter Heinrich
Zoning Administrator

Mike Mardian
Chairman, Zoning Board