



**Joint Minnehaha County &
City of Sioux Falls
Planning Commission
Regular Meeting Agenda**

**Monday, January 27, 2025
Meeting starts at 7:00 p.m.**

**415 N. Dakota Ave. on the 3rd Floor
in the Commission Meeting Room**

**County Planning
Commissioners**

Bonnie Duffy
Becky Randall
Adam Mohrhauser
Cindy Heiberger
Mike Ralston
Ryan VanDerVliet
Joe Kippley

Planning Staff

Scott Anderson
Kevin Hoekman
Mason Steffen

**Office of the
State's Attorney**

Eric Bogue

MEETING NOTES:

Individuals needing assistance, pursuant to the Americans with Disabilities Act, should contact the Minnehaha County Planning Office at 367-4204 or TDD 367-4220 by 10:00 am Friday preceding the meeting to make any necessary arrangements.

CONSENT AGENDA ITEMS:

Items on the consent agenda are perceived to be non-controversial and meet all of the requirements of the codes and regulations. The consent agenda will be acted on in one motion with no public hearing on the items, unless a member of the public, the Commission or staff requests the item be removed from the consent agenda. The Chair will read each item and ask if there are any objections from the audience. If so, please raise your hand and ask that the item be placed on the regular agenda. Any items remaining on the Consent Agenda will be approved by the Planning Commission, with the conditions recommended by staff.

REGULAR AGENDA ITEMS:

Members of the public should understand that Planning Commissioners may be unable to thoroughly review and consider materials delivered the day of the hearing. The order of business for the regular agenda shall be:

- | | | |
|---------------------------|-----------------------|----------------------------|
| A) Staff Presentation | C) Public Comments* | E) Public Testimony Closed |
| B) Applicant Presentation | D) Applicant Response | F) Commission Discussion |

INSTRUCTIONS FOR PUBLIC COMMENT:

- * Each member of the public will be limited to five minutes of public comment per item, and will only be allowed to address the commission once per item, unless they are called upon to answer additional questions from the commissioners.

JOINT CITY OF SIOUX FALLS PLANNING COMMISSIONERS

Bradyn Neises	John Paulson	Janet Kittams	Mike Gray
Dana Fisher	Erica Mullaly	Aaron Norman	Erik Nyberg
Dave Van Nieuwenhuyzen			

JOINT CITY OF SIOUX FALLS PLANNING STAFF

Karla Resendiz



PUBLIC INPUT ON NON-AGENDA ITEMS

Members of the public who wish to speak on an item not listed on the agenda will have five minutes per person to address the Planning Commissions.

CONSENT AGENDA

ITEM 1. Approval of Minutes – November 25, 2024

ITEM 2. CONDITIONAL USE PERMIT #25-05 to allow a Bar & Lounge on the property legally described as Lot A of Lots 1, 2, & 3 Block 3 Pleasant View Acres (Ex. H-2) N½ SE¼ & S½ NE¼ Section 19 T101N-R48W Split Rock Township.

Petitioner: Christine Johnson

Property Owner: Johnson Properties LLC.

Location: 7605 E Arrowhead Parkway

Staff Report: Scott Anderson

ITEM 3. REZONING #25-01 to rezone from the PD Mapleton Golf Planned Development District to the A-1 Agricultural District the property legally described as the SW¼ NW¼ Section 25 T102-R49W Mapleton Township.

Petitioner: Nineteen Flags, LLC.

Property Owner: Same

Location: Located between Slip Up Creek Road & Interstate 90, approximately 1-mile north of Sioux Falls

Staff Report: Kevin Hoekman

ITEM 4. CONDITIONAL USE PERMIT #25-06 to exceed 3,600 square feet of accessory building space (requesting 18,325 square feet) on the property legally described as Tract 1 Ten Cate's Addition N½ NW¼ Section 32 T101N-R48W Split Rock Township.

Petitioner: Mason Prescott

Property Owner: GPHQ, LLC.

Location: 8201 E 41st Street

Staff Report: Scott Anderson

ITEM 5. CONDITIONAL USE PERMIT #25-07 to exceed 2,400 square feet of accessory building space (requesting 4,340 square feet) on the property legally described as Lot 5 Block 7 Country Acres 2nd Addition Section 31 T101N-R50W Wayne Township.

Petitioner: Wesley & Cheri Schuiling

Property Owner: Same

Location: 26794 Meadow Lane

Staff Report: Mason Steffen



ITEM 6. CONDITIONAL USE PERMIT #25-09 to transfer one (1) building eligibility from Lot 2 Block 1 Northern Sites Addition (Ex. H-1) to Tract 1C Ash Lawn Farm Addition SE¼ all within Section 16 T102N-R49W Mapleton Township.

Petitioner: Craig Endahl

Property Owner: Stuart Brenden Et Al.

Location: Located directly north of 800 E 84th Street N

Staff Report: Mason Steffen

REGULAR AGENDA

ITEM 7. Old Business

ITEM 8. New Business

ADJOURN.