



**MINUTES OF THE
MINNEHAHA COUNTY PLANNING COMMISSION
May 19, 2025**

A meeting of the Planning Commission was held on May 19, 2025, at 7:00 p.m. in the Commission Room of the Minnehaha County Administration Building.

COUNTY PLANNING COMMISSION MEMBERS' PRESENT: Commissioners Bonnie Duffy, Becky Randall, Mike Ralston, Ryan VanDerVliet, Adam Mohrhauser, Cindy Heiberger, and Joe Kippley.

STAFF PRESENT:

Scott Anderson, Kevin Hoekman and Mason Steffen – County Planning
Maggie Gillespie – States Attorney's Office

Bonnie Duffy chaired the meeting and called the Minnehaha County Planning Commission meeting to order at 8:48 p.m.

PUBLIC COMMENT

Commissioner Duffy opened the floor for public comment and nobody moved to speak.

Consent Agenda

Commissioner Duffy read each item on the consent agenda and no items were requested to be moved to the regular agenda.

A motion was made to **approve** the consent agenda consisting of Items 1, 2, 3, 4, & 5 by Commissioner Mohrhauser and seconded by Commissioner Ralston. The motion passed unanimously with 6 votes in favor of the motion and 0 votes against the motion.

ITEM 1. Approval of Minutes – April 28, 2025

As part of the consent agenda, a motion was made by Commissioner Mohrhauser and seconded by Commissioner Ralston to **approve** the meeting minutes from April 28, 2025. The motion passed unanimously with 6 votes in favor of the motion and 0 votes against the motion.



Consent Agenda

ITEM 2. CONDITIONAL USE PERMIT #25-24 to exceed 10,000 square feet of Commercial Building Area (requesting 15,700 square feet) & Allow Outdoor Commercial Storage on the property legally described as Tract 1 Johnson Tracts S½ SW¼ Section 7 T102N-R49W Mapleton Township.

Petitioner: Clayton Haug

Property Owner: Prairie Commercial Land & Cattle Co.

Location: Approximately ¼-mile east of the Crooks/Renner exit, along 258th Street

Staff Report: Kevin Hoekman

General Information:

Legal Description – Tract 1 Johnson Tracts S½ SW¼ Section 7 T102N-R49W

Mapleton Township

Present Zoning – A-1/C Agricultural/Commercial

Existing Land Use – Pasture

Parcel Size – 34.54 Acres

Staff Report: Kevin Hoekman

Staff Analysis:

This request is to build a 15,700 square feet commercial building and to have outdoor storage on a commercial zoned area. The County Zoning Ordinance requires a conditional use permit for warehousing and contractors lots larger than 10,000 square feet. the ordinance defines outdoor storage as *“The keeping, in an unroofed area, of any goods, junk, material, merchandise, or vehicles in the same place for more than twenty-four (24) hours. Goods, material, merchandise, or vehicles shall not include items listed, nor be of a nature as indicated in the definition of a salvage or junkyard as defined herein.”*

The applicant submitted a detailed site plan to support the application. The proposed building is setback from the road with a large area designated for crushed asphalt. A new driveway was installed for the parcel, and it will serve as the primary access to the building. A future building is also depicted on the site plan. The future building can be built through the regular building permit process because it is not depicted as larger than 10,000 square feet.

Conditional Use Permit Criteria:

1) The effect upon the use and enjoyment of other property in the immediate vicinity for the uses already permitted, and upon property values in the immediate vicinity.

The property is located in an area of mixed land uses along a busy County Highway. The proposed large commercial building is similar to other land uses in the area and will be generally compatible in the neighborhood. To the west of the site is an existing developed commercial property owned by Prairie Commercial Land & Cattle Company. Adjacent to that is a residential acreage. And just further west of that is a property used for commercial storage units. To the east of the site is a low lying pasture ground followed by more residential acreages. This is the direction that would have



the most benefit from visual screening. The low lying pasture ground is often wet and would be a difficult location to maintain trees for screening. Therefore, the applicant would need to work with the conservation district or other arborist to plant tree and shrub varieties that are flood resistant.

2) The effect upon the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

The area around the development site is within a rural service area of the comprehensive plan. The area will likely stay a mix of residential, agricultural, and commercial land uses for some time while new land uses will likely expand into more commercial/industrial type land uses in the future. However, commercial land uses will not likely extend further to the east of the subject property because of existing residential subdivided parcels. No outside storage will be allowed outside of the commercial zoned area of the parcel. This will assist in the transition from commercial to agricultural to residential land uses until commercial zoning is further expanded.

3) That utilities, access roads, drainage and/or other necessary facilities are provided.

The property is partially developed with an existing building. Any required utilities will be the responsibility of the applicant to extend. A septic permit must be obtained for wastewater treatment on site.

A large amount of dirt was brought in to raise the elevation of the development site. In addition, the site plan indicates a large area of land will be covered by impervious and low permeability surfacing. Other large land area developments in this rural service area include stormwater management. It may be beneficial to reduce stormwater runoff from the site into the nearby low lying land to prevent additional flooding of the low lying area during large weather events. Goal 6.6. of the Envision 2045 Comprehensive Plan states that the county should increase direct management of storm water to reduce runoff and pollution. Action 1 of the goal is to Require Best Management Practices on sites and subdivision when practical.

4) That the off-street parking and loading requirements are met.

The parking requirements of the zoning ordinance requires two parking spaces for each three employees. Thirteen parking spaces are indicated on the provided site plan. This would allow for 19 employees for this building. The site and its large area of proposed crushed asphalt is large enough to accommodate many vehicles and loading areas. No loading or unloading will be allowed within the right-of-way at any time.

5) That measures are taken to control offensive odor, fumes, dust, noise, vibration, and lighting (inclusive of lighted signs), so that none of these will constitute a nuisance.

The proposed land use will include a large building and outdoor storage. Some equipment and vehicles may create noise when loading and unloading, but it is unlikely the noise will rise to a volume and duration to create a nuisance. All lighting on the property should be cut off and directed downward to prevent glare onto adjacent properties.

The properties most affected by the visual aspects of the proposed use are the residential properties located to the east of the commercial business. Screening on the east side would be beneficial in



reducing visibility of outdoor storage and it will reduce visibility of lights from vehicles and property lights.

6) Health, safety, general welfare of the public and the Comprehensive Plan.

The proposed large commercial building and outdoor storage is located in a rural service area with properties of similar land use. The land use is compatible with many of the neighboring properties. Simple changes such as separation distance and screening can help reduce incompatibility from neighboring residential properties.

Recommendation: Staff recommends **approval** of Conditional Use Permit #25-24 with the following conditions:

- 1) That the property shall adhere to the submitted site plan.
- 2) That all driving and parking areas shall be hard surfaced and maintained to the standards outlined in section 15.04 of the 1990 Revised Zoning Ordinance for Minnehaha County Zoning.
- 3) That all outdoor lighting shall be designed to prevent direct spillage of light beyond the property boundaries.
- 4) A building permit is required prior to the construction of the building. Plans must be stamped by an engineer and approved by the Minnehaha County Building Inspector.
- 5) Stormwater management plans to reduce runoff to predevelopment levels must be submitted for approval by the Planning & Zoning Department prior to issuance of a building permit. The stormwater management plan must be constructed within one year of final inspection of the planned building.
- 6) A landscape screening plan to reduce sight lines from the east must be submitted for approval by the Planning & Zoning Department prior to issuance of a building permit. The landscape screening plan must be constructed within one year of final inspection of the planned building. All trees and shrubs must be maintained at a minimum 90% survivability rate.
- 7) That the Planning & Zoning Department reserves the right to enter and inspect the site at any time, after proper notice to the owner, to ensure that the property is in full compliance with the conditional use permit conditions of approval and the Minnehaha County Zoning Ordinance.

Action

As part of the consent agenda, a motion was made by Commissioner Mohrhauser and seconded by Commissioner Ralston to **approve** Conditional Use Permit #25-24 with the staff recommended conditions. The motion passed unanimously with 6 votes in favor of the motion and 0 votes against the motion.

Conditional Use Permit #25-24 – Approved



ITEM 3. CONDITIONAL USE PERMIT #25-26 to transfer one (1) building eligibility from the NW¼ SW¼ within the N½ SE¼ & NW¼ SW¼ to the NE¼ NW¼ within the NW¼ (Ex. RR & Ex. Hanson Meadow's Addition & Ex. Rabenberg Addition) all within Section 28 T103N-R50W Lyons Township.

Petitioner: Vince Hanson Living Trust

Property Owner: Same

Location: Approximately 2 miles northwest of Crooks

Staff Report: Mason Steffen

General Information:

Legal Description – NW¼ (Ex. RR & Ex. Hanson Meadow's Addition & Ex. Rabenberg Addition) Section 28 T103N-R50W Lyons Township

Present Zoning – A1 Agricultural

Existing Land Use – Farmland

Parcel Size – 105.27 Acres

Staff Report: Mason Steffen

Staff Analysis: The sending location for this building eligibility is bisected by a railroad track and accessed via 468th Avenue. The proposed receiving property is located along County Highway 122, or 254th Street, and is directly east of an eight-lot residential subdivision. The receiving property also has existing access onto the paved county highway. The petitioner will be required to obtain a driveway permit from the Minnehaha County Highway Department, in order to improve this access from a field approach to a residential driveway. On May 5, 2025, staff conducted a site visit to the subject property and surrounding area. The residential development in the area is relatively little outside of the eight-lot subdivision directly west of the receiving location. The main use of the remaining land in the area is for agricultural production and moving this building eligibility closer to the subdivision will reduce the likelihood of conflicts between differing land uses in the area.

Conditional Use Permit Criteria:

1) The effect upon the use and enjoyment of other property in the immediate vicinity for the uses already permitted, and upon property values in the immediate vicinity.

A right-to-farm notice covenant will be required in order to notify the owner of the realities of being located in an agricultural area. There is one small, concentrated animal feeding operation just under a mile south of the proposed receiving location. However, the receiving location is approximately half a mile further away from the CAFO than the sending location of the building eligibility.

Therefore, this additional residential use in close proximity to an eight-lot residential subdivision should have minimal impact on the use of surrounding properties

2) The effect upon the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

The subject property is located in the agricultural production area of the county where the predominant use of vacant land is agricultural. In addition, any development of this vacant land will



be limited to the available building eligibilities on the land, and the transfer of this building eligibility will not impact any future development.

3) That utilities, access roads, drainage and/or other necessary facilities are provided.

The petitioner will need to obtain the applicable driveway permits in order to improve the existing access onto the property, prior to receiving a building permit for a single-family dwelling. The petitioner will also be required to obtain access to all the necessary utilities for the property. A single-family dwelling will have minimal effect on drainage in the area.

4) That the off-street parking and loading requirements are met.

Two off-street parking spaces are required for a single-family dwelling. The off-street parking requirement will be met once a single-family dwelling is constructed.

5) That measures are taken to control offensive odor, fumes, dust, noise, vibration, and lighting (inclusive of lighted signs), so that none of these will constitute a nuisance.

Single-family dwellings do not typically create odor, fumes, dust, noise, or vibration. The property will have to comply with the public nuisance ordinance.

6) Health, safety, general welfare of the public and the Comprehensive Plan.

The proposed building eligibility transfer will have no anticipated effects on the health, safety and general welfare of the public. This building eligibility transfer will not increase the number of building eligibilities within the section, will allow for the preservation of more farmland, and will move the building eligibility to a quarter-quarter section with direct access to a county highway. All of these conditions conform to the goals of the Envision 2045 Comprehensive Plan.

Recommendation: Staff recommends **approval** of Conditional Use Permit #25-26 with the following conditions:

- 1) A right-to-farm notice covenant shall be placed on the deed, prior to the issuance of a building permit for a single-family dwelling.
- 2) Approval from the Minnehaha County Highway Department shall be obtained for the improvement or addition of any driveway, prior to the issuance of a building permit.

Action

As part of the consent agenda, a motion was made by Commissioner Mohrhauser and seconded by Commissioner Ralston to **approve** Conditional Use Permit #25-26 with the staff recommended conditions. The motion passed unanimously with 6 votes in favor of the motion and 0 votes against the motion.

Conditional Use Permit #25-26 – Approved



ITEM 4. CONDITIONAL USE PERMIT #25-28 to exceed 3,600 square feet of accessory building space (requesting 18,960 square feet) on the property legally described as Johnson's Addition (Ex. Tract 1 Haug's Addition) S½ SE¼ Section 2 T102N-R50W Benton Township.

Petitioner: Clayton Haug

Property Owner: Same

Location: 47084 257th Street

Staff Report: Mason Steffen

General Information:

Legal Description – Johnson's Addition (Ex. Tract 1 Haug's Addition) S½ SE¼ Section 2 T102N-R50W Benton Township

Present Zoning – A-1 Agricultural

Existing Land Use – Residential Acreage

Parcel Size – 23.00 Acres

Staff Report: Mason Steffen

Staff Analysis: The subject property is located ¼-mile east of Crooks, along 257th Street, and already has several large accessory buildings. This property was approved for 18,717 square feet of accessory building area via a conditional use permit in 2023. The petitioner is now requesting to build a 10' x 24' pergola to the north of the dwelling on the property, which will make the total accessory building area 18,960 square feet.

On May 5, 2025, staff conducted a site visit to the subject property and the surrounding area. This area directly east of Crooks is still largely agricultural in use with several large residential acreages. Additionally, the property directly to the south was approved in 2010 for 16,000 square feet of accessory building area, and the property to the west was approved last month for 5,060 square feet of accessory building area. Therefore, given these existing uses and buildings in the surrounding area, the proposed pergola will generally be compatible with these uses.

Conditional Use Permit Criteria:

1) The effect upon the use and enjoyment of other property in the immediate vicinity for the uses already permitted, and upon property values in the immediate vicinity.

There should not be any anticipated negative effects upon the use and enjoyment of the residential properties in the immediate vicinity. The proposed pergola will be a small addition to a property that already has several large accessory buildings. Therefore, property values in the area should not be negatively impacted due to the personal use of the pergola on the subject property.

2) The effect upon the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

The subject property is in an area east of Crooks that has several residential acreages, but the remaining land in the area is still dedicated to agricultural uses. Approval of this request on an



existing residential acreage should not impact the normal and orderly development of the surrounding vacant farmland or residential acreages.

3) That utilities, access roads, drainage and/or other necessary facilities are provided.

The petitioner will need to extend any necessary utilities to the structure. The pergola will be accessed by the same driveway as the current buildings on the property. The addition of a small pergola on the property should not have any negative effects on the drainage of the surrounding area.

4) That the off-street parking and loading requirements are met.

The proposed pergola will not change the requirement of two off-street parking spaces for every single-family dwelling. The subject property is large enough to accommodate this off-street parking requirement, and the existing accessory buildings provide additional off-street parking.

5) That measures are taken to control offensive odor, fumes, dust, noise, vibration, and lighting (inclusive of lighted signs), so that none of these will constitute a nuisance.

Any public nuisance violations will be addressed if the Planning Department receives a complaint about the property. Any new outdoor lighting shall be directed downward onto the property and be designed to be fully shielded and fully-cutoff to prevent light pollution off site.

6) Health, safety, general welfare of the public and the Comprehensive Plan.

The health, safety, and general welfare of the public will not be negatively affected by the construction of the proposed pergola. The proposed use will generally fit within the uses of other properties in the rural area and conforms to the goals of the Envision 2045 Comprehensive Plan.

Recommendation: Staff recommends **approval** of Conditional Use Permit #25-28 with the following conditions:

- 1) The building location shall adhere to the submitted site plan.
- 2) The total area of all accessory buildings may not exceed 18,960 square feet.
- 3) That the building shall continue to be an accessory use to the continued use of the property as a residential lot.
- 4) The building shall not to be used for commercial uses or as a dwelling at any time.
- 5) That any new outdoor lighting shall be of a full cutoff and fully shielded design to prevent direct spillage of light beyond the property boundaries.
- 6) That a building permit is required prior to construction of the accessory building.
- 7) That the Planning & Zoning Department reserves the right to enter and inspect the accessory building at any time, after proper notice of the owner, to ensure that the property is in full compliance with the conditional use permit conditions of approval and the Minnehaha County Zoning Ordinance.



**MINNEHAHA COUNTY
PLANNING COMMISSION
MEETING MINUTES**

MAY 19, 2025

Action

As part of the consent agenda, a motion was made by Commissioner Mohrhauser and seconded by Commissioner Ralston to **approve** Conditional Use Permit #25-28 with the staff recommended conditions. The motion passed unanimously with 6 votes in favor of the motion and 0 votes against the motion.

Conditional Use Permit #25-28 – Approved



ITEM 5. CONDITIONAL USE PERMIT #25-29 to allow a Class One Major Home Occupation (Bridge & Culvert Business) on the property legally described as Tract 2 HHW Farms Addition NW¼ Section 32 T101N-R52W Wellington Township.

Petitioner: Levi Hillmer

Property Owner: Same

Location: 26740 455th Avenue

Staff Report: Mason Steffen

General Information:

Legal Description – Tract 2 HHW Farms Addition NW¼ Section 32 T101N-R52W
Wellington Township

Present Zoning – A-1 Agricultural

Existing Land Use – Residential Acreage

Parcel Size – 18.30 Acres

Staff Report: Mason Steffen

Staff Analysis: Last month the petitioner obtained a building permit to construct a shed house on the property that has 1,500 square feet of finished habitable space and 8,750 square feet of attached garage space. The petitioner is now requesting approval for a Class One Major Home Occupation to operate their bridge and culvert business on the property. The attached garage portion of the dwelling will be used as the shop for the operation, and there will be office space within the habitable portion of the dwelling.

The petitioner has submitted a brief narrative and site plan for the proposed home occupation. The narrative explains that visits to the site will be by appointment only and that a majority of the equipment will be off-site except during January and February. It also states that they expect approximately ten loads of materials to be delivered to the property a year, which is a minimal increase of traffic to the site. The site plan shows a future storage area to the south of the dwelling on the property. Planning staff recognizes that some outdoor storage may be needed, due to the size of the equipment and materials for this business, but any outdoor storage should be limited to the off season months of November thru March. During the rest of the year, any equipment and materials on the site for the operation should be located entirely within the dwelling, in order to reduce the appearance of the property as a commercial site. The petitioner should also be aware that the subject property currently only has one building eligibility and no other dwellings will be allowed on the property.

On May 5, 2025, staff conducted a site visit to the subject property and surrounding area. The property is in the far southwest corner of the county where there is very little residential development, and nearly all of the land is used for agricultural production. The property also has an existing access point directly off SD Highway 19, which will help to limit concerns regarding equipment traffic to the property. Additionally, the site plan includes plans for a gravel driveway around the dwelling. This will be included in the conditions of approval in order to limit mud and other materials from being brought onto the state highway.



Conditional Use Permit Criteria:

1) The effect upon the use and enjoyment of other property in the immediate vicinity for the uses already permitted, and upon property values in the immediate vicinity.

The subject property is located in an active agricultural production area with very few farmsteads and acreages nearby. There is one residential acreage directly north of the property and two farmsteads within a half mile of the property. These are the only non-farmland uses within a mile and a half of the site. The lack of several direct neighbors, limits on outdoor storage, and access to a state highway will reduce the impact of the operation on the surrounding properties.

2) The effect upon the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

The property is located along SD Highway 19 approximately 9.5 miles south of Humboldt in a predominantly agricultural area. The area does not have significant development pressure, and the approval of the proposed home occupation is unlikely to change how the agricultural area is developed. This is due to the fact that for the majority of the year most of the equipment will be off-site, and the property will receive minimal deliveries throughout the year. Approval of this home occupation may lead to similar requests from nearby properties.

3) That utilities, access roads, drainage and/or other necessary facilities are provided.

The petitioner will be extending the necessary utilities to the structure for the development of the dwelling, and the proposed home occupation should not need any additional utilities. The subject property has an existing access point directly onto a paved state highway. This will limit the concerns of equipment traffic impacting the access roads or creating dust nuisances to the surrounding area. The home occupation should not impact drainage on the property.

4) That the off-street parking and loading requirements are met.

The property is large enough to contain all of the required parking for the home occupation. The site plan shows that a large area around the dwelling will be gravel surfaced and will provide loading and unloading areas. No loading or unloading shall take place in the right-of-way.

5) That measures are taken to control offensive odor, fumes, dust, noise, vibration, and lighting (inclusive of lighted signs), so that none of these will constitute a nuisance.

The petitioner has indicated that the home occupation will consist of storage and office space for their bridge and culvert business. The traffic to the site will be minimal, due to the office being open by appointment only, and only ten loads of materials being brought to the site per year. All lighting on the dwelling shall be fully cut off and directed downward to prevent off-site light pollution. Limiting the timeframe of outdoor storage to the off season months and requiring all equipment to be operational will help reduce concerns for other nuisances from the operation.

6) Health, safety, general welfare of the public and the Comprehensive Plan.

The property is located on a paved state highway, which will be able to absorb any additional equipment traffic to the site. The petitioner will be gravel surfacing a large driveway area within the property that will help prevent dirt and mud from being carried onto the highway. The home occupation will also help support the local area by provided bridge and culvert services to highways



within the region. Therefore, the home occupation should not overly impact the health, safety, and general welfare of the public. Limiting the outdoor storage will also limit the scope of the operation and keep the site from appearing as a commercial land use, which are not permitted in the agricultural zoning district. If the operation needs to expand beyond what is approved in this permit, then the petitioner should search for a commercial or industrial zoned site for their operation.

Recommendation: Staff recommends **approval** of Conditional Use Permit #25-29 with the following conditions:

- 1) The home occupation shall be secondary to the property being a residential site. If the dwelling is unoccupied by the petitioner or operator of the home occupation, then the operation shall cease.
- 2) Any outdoor storage or equipment parking on the site shall be limited to the months of November thru March. No storage shall be allowed within the public right-of-way at any time, and outdoor storage shall be limited to operational equipment, trucks, and trailers.
- 3) The petitioner shall be required to gravel surface the area depicted on the site plan submitted on April 17, 2025.
- 4) Any signs shall be placed according to Article 16.04 Special Situation. (I). Special Use Signs. A building permit must be obtained, prior to the installation of any signs.
- 5) All new and replacement outdoor lighting shall be directed downward and fully shielded and cut off to prevent the spillage of light onto other properties.
- 6) That the Planning & Zoning Department reserves the right to enter and inspect the home occupation at any time, after proper notice to the owner, to ensure that the property is in full compliance with the conditional use permit conditions of approval and the Minnehaha County Zoning Ordinance.

Action

As part of the consent agenda, a motion was made by Commissioner Mohrhauser and seconded by Commissioner Ralston to **approve** Conditional Use Permit #25-29 with the staff recommended conditions. The motion passed unanimously with 6 votes in favor of the motion and 0 votes against the motion.

Conditional Use Permit #25-29 – Approved



**MINNEHAHA COUNTY
PLANNING COMMISSION
MEETING MINUTES**

MAY 19, 2025

Old Business

None.

New Business

None.

Adjourn

A motion was made to **adjourn** by Commissioner Kippley and seconded by Commissioner Heiberger. The motion was approved unanimously. The meeting was adjourned at 8:54 p.m.