



**Minnehaha County  
Planning Commission  
Regular Meeting Agenda**

**Monday, July 28, 2025  
Meeting starts at 7:00 p.m.**

**415 N. Dakota Ave. on the 3<sup>rd</sup> 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 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.

**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 Commission.



**CONSENT AGENDA**

- ITEM 1. Approval of Minutes – June 23, 2025
- ITEM 2. CONDITIONAL USE PERMIT #25-38 to transfer one (1) building eligibility from Tract 1 Hanlon's Addition W½ NW¼ to the W½ NW¼ (Ex. Wilbur H Mielke Tract 1 & Ex. Tract 1 Hanlon's Addition) and to make one (1) building eligibility available on the W½ NW¼ (Ex. Wilbur H Mielke Tract 1 & Ex. Tract 1 Hanlon's Addition) all within Section 26 T101N-R51W Wall Lake Township.  
Petitioner: Shorlin LLC  
Property Owner: Same  
Location: Approximately 1 mile east of Wall Lake, along 266<sup>th</sup> Street  
Staff Report: Mason Steffen
- ITEM 3. CONDITIONAL USE PERMIT #25-39 to allow an Accessory Dwelling Unit (ADU) on the property legally described as Lot 7A Three River Bluffs Addition SE¼ Section 10 T101N-R48W Split Rock Township.  
Petitioner: Jeremy & Stephanie Keizer  
Property Owner: Same  
Location: 26375 S McHardy Road  
Staff Report: Mason Steffen
- ITEM 4. CONDITIONAL USE PERMIT #25-41 to allow a Short-Term Rental on the property legally described as Tract 4 Krell's Addition SE¼ SE¼ Section 36 T101N-R51W Wall Lake Township.  
Petitioner: Linda Vail  
Property Owner: Same  
Location: 46592 268<sup>th</sup> Street  
Staff Report: Scott Anderson

**REGULAR AGENDA**

- ITEM 5. CONDITIONAL USE PERMIT #25-43 to amend CUP #20-38 to Expand Rock Extraction Quarry on the properties legally described as: SW¼ (Ex. RY & H-1, H-2 & H-3) Section 14; PT NW¼ NW¼ Lying N of Township Road Section 23; Lot 1 Kuehl's Addition NW¼ Section 23; Tract 2 Hunters Addition NW¼ Section 23; Tract 3 Hunters Addition NW¼ Section 23; and All That PT NW¼ Lying E of RR ROW & E of Highway (Ex. Hunters Addition & Ex. Kuehl's Addition) Section 23 all within T102N-R48W Brandon Township.  
Petitioner: Knife River LLC  
Property Owner: Sweetman Construction Co. (dba Knife River)  
Location: Approximately 1.5 miles north of Brandon  
Staff Report: Mason Steffen



# MINNEHAHA COUNTY

## MINNEHAHA COUNTY PLANNING COMMISSION

ITEM 6. Old Business

ITEM 7. New Business

ADJOURN.