



<u>Minnehaha County</u> <u>Planning Commission</u> <u>Regular Meeting Agenda</u>
<u>Monday, August 25, 2025</u> <u>Meeting starts at 7:00 p.m.</u>
<u>415 N. Dakota Ave. on the 3rd Floor</u> <u>in the Commission Meeting Room</u>

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 – July 28, 2025
- ITEM 2. CONDITIONAL USE PERMIT #25-44 to exceed 2,400 square feet of accessory building space (requesting 3,600 square feet) on the property legally described as Lot 8 Songbird Acres 2nd Addition NW¹/₄ Section 32 T102N-R50W Benton Township.
Petitioner: Mark Poss
Property Owner: Same
Location: 26122 S Robin Drive
Staff Report: Mason Steffen
- ITEM 3. CONDITIONAL USE PERMIT #25-45 to allow an Accessory Dwelling Unit (ADU) on the property legally described as Tract 2 Struck's Addition S¹/₂ SE¹/₄ Section 7 T103N-R52W Clear Lake Township.
Petitioner: Todd Struck & Lydia Reding
Property Owner: Same
Location: 45490 252nd Street
Staff Report: Mason Steffen
- ITEM 4. CONDITIONAL USE PERMIT #25-46 to transfer one (1) building eligibility from the NW¹/₄ SW¹/₄ to the SW¹/₄ NW¹/₄ within the NW¹/₄ SW¹/₄ & SW¹/₄ NW¹/₄ (Ex. Robert's Addition) Section 22 T102N-R47W Red Rock Township.
Petitioner: Paul Sittig
Property Owner: Same
Location: Approximately 2¹/₂ miles north of Valley Springs
Staff Report: Mason Steffen
- ITEM 5. CONDITIONAL USE PERMIT #25-48 to transfer one (1) building eligibility from the SW¹/₄ NW¹/₄ within the W¹/₂ NW¹/₄ Section 12 to Tract 5 Powers' Addition SE¹/₄ Section 11 all within T102N-R49W Mapleton Township.
Petitioner: Casey & Megan Finnicum
Property Owner: Casey & Megan Finnicum; Edwin & Gaylene Powers
Location: 47690 258th Street
Staff Report: Kevin Hoekman
- ITEM 6. CONDITIONAL USE PERMIT #25-49 to transfer three (3) building eligibilities from the NE¹/₄ (Ex. Theis Addition) to Tract 1A Olson's Addition NW¹/₄ all within Section 17 T101N-R47W Valley Springs Township.
Petitioner: Boucher Holdings LLC
Property Owner: Boucher Holdings LLC; Linda Elliott
Location: Approximately 2 miles southwest of Valley Springs
Staff Report: Scott Anderson



ITEM 7. CONDITIONAL USE PERMIT #25-50 to transfer two (2) building eligibilities from the W $\frac{1}{2}$ SW $\frac{1}{4}$ (Ex. H1) Section 10 to Tract 2 Opland Addition NE $\frac{1}{4}$ Section 15 all within T104N-R50W Burk Township.

Petitioner: Jason Brown

Property Owner: Jason & Jacqueline Brown; William & Diane Brown

Location: Approximately 4 miles west of Dell Rapids

Staff Report: Scott Anderson

ITEM 8. CONDITIONAL USE PERMIT #25-52 to transfer one (1) building eligibility from the NE $\frac{1}{4}$ SE $\frac{1}{4}$ to the SE $\frac{1}{4}$ SE $\frac{1}{4}$ within the E $\frac{1}{2}$ SE $\frac{1}{4}$ Section 16 T102N-R50W Benton Township.

Petitioner: Wintersteen Family LLC

Property Owner: Same

Location: 25885 469th Avenue

Staff Report: Kevin Hoekman

REGULAR AGENDA

ITEM 9. REZONING #25-02 to rezone from the A-1 Agricultural District to the C Commercial District the property legally described as Tract B Schreurs' Addition (Ex. H-1) S $\frac{1}{2}$ SE $\frac{1}{4}$ Section 23 T103N-R49W Sverdrup Township.

Petitioner: Bruce Vollan

Property Owner: John Schreurs; Ransom LLC

Location: Approximately 1 $\frac{1}{2}$ miles east of the 475th Avenue & 254th Street intersection

Staff Report: Scott Anderson

ITEM 11. Old Business

ITEM 12. New Business

ADJOURN.