

<p><u>Minnehaha County</u> <u>Planning Commission</u> <u>Regular Meeting Agenda</u></p>
<p><u>Monday, September 22, 2025</u> <u>Meeting starts at 7:00 p.m.</u></p>
<p><u>415 N. Dakota Ave. on the 3rd Floor</u> <u>in the Commission Meeting Room</u></p>

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 – August 25, 2025
- ITEM 2. CONDITIONAL USE PERMIT #25-51 to allow an Electrical Substation on the property legally described as Tract 1 Minnehaha County Substation Addition W½ Section 20 T103N-R50W Lyons Township.
Petitioner: East River Electric Power Coop., Inc.
Property Owner: Jamen & Jackie Benson
Location: Approximately 1 mile south of Lyons
Staff Report: Mason Steffen
- ITEM 3. CONDITIONAL USE PERMIT #25-53 to allow an Accessory Dwelling Unit (ADU) on the property legally described as Tract 1 Vanderhoffs Addition NW¼ Section 11 T103N-R50W Lyons Township.
Petitioner: Terrance Klinnert
Property Owner: Same
Location: 25146 470th Avenue
Staff Report: Kevin Hoekman
- ITEM 4. CONDITIONAL USE PERMIT #25-55 to transfer one (1) building eligibility from the SE¼ NW¼ to the SW¼ NW¼ within the S½ NW¼ (Ex. Tract 1 Jurgensen’s Addition) Section 35 T103N-R49W Sverdrup Township.
Petitioner: Jerry Jurgensen
Property Owner: Same
Location: Approximately 5 miles south of Baltic, along 476th Avenue
Staff Report: Scott Anderson
- ITEM 5. CONDITIONAL USE PERMIT #25-56 to allow an Accessory Dwelling Unit (ADU) on the property legally described as Tract 6 Split Rock Estates Section 35 T102N-R48W Brandon Township.
Petitioner: Kyle Brown
Property Owner: Same
Location: 2303 E Redwood Boulevard
Staff Report: Kevin Hoekman
- ITEM 6. CONDITIONAL USE PERMIT #25-57 to exceed 3,600 square feet of accessory building space (requesting 5,600 square feet) on the property legally described as Tract 3 Nelson’s Addition (Ex. Tract 3A) NW¼ Section 28 T102N-R47W Red Rock Township.
Petitioner: Jarrod Smart
Property Owner: Same
Location: 48647 260th Street
Staff Report: Kevin Hoekman



ITEM 7. CONDITIONAL USE PERMIT #25-58 to allow an Accessory Dwelling Unit (ADU) on the property legally described as Tract 5 Split Rock Estates Section 35 T102N-R48W Brandon Township.

Petitioner: Elizabeth Aaker
Property Owner: Same
Location: 2215 E Redwood Boulevard
Staff Report: Mason Steffen

ITEM 8. CONDITIONAL USE PERMIT #25-59 to transfer two (2) building eligibilities from the SE $\frac{1}{4}$ NW $\frac{1}{4}$ to the NE $\frac{1}{4}$ NW $\frac{1}{4}$ and from the SW $\frac{1}{4}$ NW $\frac{1}{4}$ to the NW $\frac{1}{4}$ NW $\frac{1}{4}$ within Lot 1 & 2 (Ex. H-1) NW $\frac{1}{4}$ Section 6 T102N-R47W Red Rock Township.

Petitioner: Oran Sorenson
Property Owner: Same
Location: Approximately 2 miles south of Garretson
Staff Report: Scott Anderson

REGULAR AGENDA

ITEM 9. CONDITIONAL USE PERMIT #25-54 to allow a Kennel on the property legally described as Lot 7A Three River Bluffs Addition SE $\frac{1}{4}$ Section 10 T101N-R48W Split Rock Township.

Petitioner: Jeremy & Stephanie Keizer
Property Owner: Same
Location: 26375 S McHardy Road
Staff Report: Mason Steffen

ITEM 10. Old Business

ITEM 11. New Business

ADJOURN.