

<u>Joint Minnehaha County & City of Sioux Falls Planning Commission Regular Meeting Agenda</u>
<u>Monday, October 27, 2025 Meeting starts at 7:00 p.m.</u>
<u>415 N. Dakota Ave. on the 3rd Floor 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.

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 - July 28, 2025

ITEM 2. CONDITIONAL USE PERMIT #25-63 to transfer seven (7) building eligibilities from the NW¼ NE¼ (Ex. H-2 & Ex. E120') Section 17; Tract 3 Cas SW¼ NE¼ (Ex. E120') Section 17; Tract 2 Cas NE¼ (Ex. 2 Acres of East Side (Drainage Ditch) & Ex. E120' Tract 2 (Ex. Lot B Tract 2) Section 17; Tract 4 Cas SE¼ NW¼ Section 17; Tract 5 Cas SE¼ NW¼ (Ex. Lot A) Section 17; Tract 1 Cas NW¼ (Ex. Lot A) Section 17; SW¼ NW¼ (Ex. Tract 6) Section 17 to the SE¼ NE¼ Section 18 all within T102N-R49W Mapleton Township.

Petitioner: Marlene Mekvold Estate by Leann Niebuhr

Property Owner: Same

Location: Approximately 1 mile southeast of the Crooks/Renner Exit

Staff Report: Kevin Hoekman

REGULAR AGENDA

ITEM 3. CONDITIONAL USE PERMIT #25-61 to allow a Bed & Breakfast Establishment on the property legally described as Tract 3 Andy's Acres NE¼ SW¼ Section 23 T102N-R49W Mapleton Township.

Petitioner: Friendly Neighbor LLC

Property Owner: Same

Location: 47644 Slip Up Creek Road

Staff Report: Scott Anderson

ITEM 4. Old Business

ITEM 5. New Business

ADJOURN.