

<p><u>Minnehaha County</u> <u>Planning Commission</u> <u>Regular Meeting Agenda</u></p>
<p><u>Monday, October 27, 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 – September 22, 2025
- ITEM 2. CONDITIONAL USE PERMIT #25-60 to exceed 1,600 square feet of accessory building space (requesting 2,520 square feet) on the property legally described as Lot 7 Block 3 Sorums Subdivision Section 9 T102N-R49W Mapleton Township.
Petitioner: Mathew Lind
Property Owner: Same
Location: 25747 475th Avenue
Staff Report: Mason Steffen
- ITEM 3. CONDITIONAL USE PERMIT #25-64 to allow a Short-Term Rental on the property legally described as Tracts 4 & 5 Bowmans Subdivision Lot 6 SE¼ NE¼ Section 21 T101N-R51W Wall Lake Township.
Petitioner: Kari Karsky
Property Owner: Chad Johnson
Location: 26539 E Shore Place
Staff Report: Mason Steffen
- ITEM 4. CONDITIONAL USE PERMIT #25-66 to allow Motor Vehicle Sales, Display & Service on the property legally described as Tract 1 Severson’s Addition (Ex. H1) SW¼ Section 32 T101N-R47W Valley Springs Township.
Petitioner: Joseph Nagorniuk
Property Owner: Don Hoppe
Location: 48526 268th Street Unit #16
Staff Report: Mason Steffen

REGULAR AGENDA

- ITEM 5. CONDITIONAL USE PERMIT #25-65 to allow an Agricultural Related Operation (Production Distillery) on the property legally described as the NE¼ (Ex. S887.6’ E751.21’) Section 6 T101N-R52W Wellington Township.
Petitioner: Riley Erickson
Property Owner: Jelly Bean Bush LLC
Location: Approximately 4 miles south of Humboldt
Staff Report: Kevin Hoekpman
- ITEM 6. REVIEW OF CONDITIONAL USE PERMIT #23-55 to allow a Motor Vehicle Sales & Repair Shop on the property legally described as Tract 1A Preheim’s Addition N½ Section 27 T101-R48W Split Rock Township.
Petitioner: Autobody Specialists
Property Owner: MJ Holdings 23 LLP
Location: 48132 Highway 42
Staff Report: Kevin Hoekman



MINNEHAHA
COUNTY

MINNEHAHA COUNTY
PLANNING COMMISSION

ITEM 7. Old Business

ITEM 8. New Business

ADJOURN.