

<p><b><u>Minnehaha County</u></b> <b><u>Planning Commission</u></b> <b><u>Regular Meeting Agenda</u></b></p>
<p><b><u>Monday, November 24, 2025</u></b> <b><u>Meeting starts at 7:00 p.m.</u></b></p>
<p><b><u>415 N. Dakota Ave. on the 3<sup>rd</sup> Floor</u></b> <b><u>in the Commission Meeting Room</u></b></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 – October 27, 2025

ITEM 2. CONDITIONAL USE PERMIT #25-68 to allow a Class One Major Home Occupation (Hair Salon) on the property legally described as Tract 1A Hanson’s Addition SW¼ Section 3 T102N-R48W Brandon Township.

Petitioner: Kacey Brown

Property Owner: Brandon Hanson

Location: 25662 481<sup>st</sup> Avenue

Staff Report: Kevin Hoekman

ITEM 3. CONDITIONAL USE PERMIT #25-69 to exceed 2,400 square feet of accessory building space (requesting 3,810 square feet) on the property legally described as Tract 37 of Lot 1A Peterson’s First Addition S½ NW¼ Section 3 T102N-R49W Mapleton Township.

Petitioner: Nick Mimmack

Property Owner: Vadim Onishchuk

Location: 25639 Sherdean Trail

Staff Report: Mason Steffen

**REGULAR AGENDA**

ITEM 4. Old Business

ITEM 5. New Business

A. Shape Sioux Falls 2050 Comprehensive Plan Update – Fletcher Lacock, City Planner

B. Annual Review of Open Meeting Laws – State’s Attorney Office

ADJOURN.