



**MINUTES OF THE
MINNEHAHA COUNTY PLANNING COMMISSION
November 24, 2025**

A meeting of the Planning Commission was held on November 24, 2025, at 7:00 p.m. in the Commission Room of the Minnehaha County Administration Building.

COUNTY PLANNING COMMISSION MEMBERS' PRESENT: Commissioners Bonnie Duffy, Mike Ralston, Adam Mohrhauser, Ryan VanDerVliet, and Cindy Heiberger.

STAFF PRESENT:

Scott Anderson, Kevin Hoekman and Mason Steffen – County Planning
Maggie Gillespie – State's Attorney Office

Bonnie Duffy chaired the meeting and called the Minnehaha County Planning Commission meeting to order at 7:00 p.m.

PUBLIC COMMENT

Commissioner Duffy opened the floor for public comment, and nobody moved to speak.

Consent Agenda

Commissioner Duffy read each item on the consent agenda, and no items were requested to be moved to the regular agenda.

A motion was made to **approve** the consent agenda consisting of Items 1, 2, & 3 by Commissioner Ralston and seconded by Commissioner VanDerVliet. The motion passed unanimously with 4 votes in favor of the motion and 0 votes against the motion.

ITEM 1. Approval of Minutes – October 27, 2025

As part of the consent agenda, a motion was made by Commissioner Ralston and seconded by Commissioner VanDerVliet to **approve** the meeting minutes from October 27, 2025. The motion passed unanimously with 4 votes in favor of the motion and 0 votes against the motion.



Consent Agenda

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 481st Avenue
Staff Report: Kevin Hoekman

General Information:

Legal Description – Tract 1A Hanson's Addition SW¼ Section 3 T102N-R48W
Brandon Township
Present Zoning – A-1 Agricultural
Existing Land Use – Residential Acreage
Parcel Size – 3.22 Acres

Staff Report: Kevin Hoekman

Staff Analysis:

The applicant is requesting to allow a hair salon on the described property. The proposed salon will be placed within a small detached accessory building north of the house. Since the proposed home occupation is located within an accessory building, it is considered a major home occupation and a conditional use permit is required.

The petitioner submitted a site plan, building plans, and some description of the business on the application and site plan. The accessory building is planned to be 24 feet wide by 30 feet long with an 8 feet leanto along the front 30 feet side of the accessory building. The description of the body notes that the salon will have a single chair for styling, and there will be four to five customers per day. The petitioner marks on the application that there will be only one resident employee of the home occupation.

Conditional Use Permit Criteria:

1) The effect upon the use and enjoyment of other property in the immediate vicinity for the uses already permitted, and upon property values in the immediate vicinity.

The proposed home occupation will take place within a separate detached accessory building. The accessory building will have one salon and one employee who lives on the property. The home occupation is located within an active agricultural area. The proposed salon is anticipated to have approximately five customers per day. This limited number of customers will not likely have a negative effect on nearby agricultural land uses. In addition the accessory building will be similar to other accessory buildings permitted within the agricultural zoning. The land use will generate more traffic along a gravel road, however traffic will be limited to 10 customers a day, and the applicant stated it will likely be flosser to 5 customers per day.



2) The effect upon the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

The proposed salon is within the agricultural production area. There are many agricultural fields and scattered acreage sites. Future development will likely be other residential acreage sites or agricultural land uses. The home occupation will not change how agriculture and future residential will develop in this area.

3) That utilities, access roads, drainage and/or other necessary facilities are provided.

The petitioner has already obtained a building permit and began construction of the accessory building. In addition, a septic permit was obtained to allowed water use within the building. The petitioner is responsible for extending any needed utilities to the accessory structure.

4) That the off-street parking and loading requirements are met.

The submitted site plan includes parking in front of the accessory building there is enough space to accommodate several parking spaces. No special delivery vehicles will be needed for the proposed home occupation.

5) That measures are taken to control offensive odor, fumes, dust, noise, vibration, and lighting (inclusive of lighted signs), so that none of these will constitute a nuisance.

The proposed home occupation will take place entirely within the accessory building, and it will create minimal additional vehicle trips to and from the property. The proposed salon will not create odor, fumes, dust, noise, or vibration. Any lighting on the outside of the building should be directed downward to prevent the light from spilling onto neighboring properties and to prevent glair.

6) Health, safety, general welfare of the public and the Comprehensive Plan.

The proposed land use will not negatively affect the health and safety of the public. The petitioner is requesting a small home occupation that will provide a service to area residents. The proposed salon will meet requirements of the home occupation ordinance.

Recommendation: Staff recommends **approval** of Conditional Use Permit #25-68 with the following conditions:

- 1) That the property shall adhere to the submitted site plan.
- 2) That the conditional use permit shall allow for a full service hair salon with incidental sale of salon related merchandise.
- 3) That the occupation shall be conducted entirely within the accessory building, and it shall be operated by a member of the family residing in the dwelling.
- 4) That the occupation shall not generate more than 10 visits per day from clients or customers averaged over a period of seven (7) consecutive days.
- 5) That the occupation shall operate between the hours of 7 A.M. and 7 P. M. daily.
- 6) All signs shall meet the requirements of Article 16.00 of the 1990 Revised Zoning Ordinance for Minnehaha County. A sign permit shall be required for each sign.
- 7) That all outside lighting shall be fully cut-off and fully shielded with recessed lights that prohibit the spillage of light beyond the boundaries of the subject property.



- 8) The home occupation must follow all requirements of Article 12.03 of the 1990 Revised Zoning Ordinance for Minnehaha County.
- 9) No outside storage, display of goods or merchandise shall occur.
- 10) There shall be only limited and incidental sale of products conducted on the premises.
- 11) That the Planning & Zoning Department reserves the right to enter and inspect the Home Occupation at any time, after proper notice to the owner, to ensure that the property is in full compliance with the conditional use permit conditions of approval and the Minnehaha County Zoning Ordinance.

Action

As part of the consent agenda, a motion was made by Commissioner Ralston and seconded by Commissioner VanDerVliet to **approve** Conditional Use Permit #25-68 with the staff recommended conditions. The motion passed unanimously with 4 votes in favor of the motion and 0 votes against the motion.

Conditional Use Permit #25-68 – Approved



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: 25637 Sherdean Trail
Staff Report: Mason Steffen

General Information:

Legal Description – Tract 37 of Lot 1A Peterson's First Addition S½ NW¼ Section 3 T102N-R49W Mapleton Township
Present Zoning – RR Rural Residential
Existing Land Use – Residential Acreage
Parcel Size – 1.31 Acres

Staff Report: Mason Steffen

Staff Analysis: The petitioner is requesting conditional use permit approval to allow 3,810 square feet of detached accessory building area. The petitioner obtained a building permit for a single-family dwelling on the property in October of this year. The documents submitted with that dwelling included plans to build the proposed accessory building in the northern portion of the property. Planning staff explained at the time of the dwelling permit that a conditional use permit would be required for any detached accessory building over 2,400 square feet on the property. The applicant then applied for this conditional use permit later that same week. The narrative explains that approximately two-thirds of the building will be fully finished, in order to provide additional space for personal vehicle storage and an indoor pickleball court. The remaining portion of the building will be heated but will largely be used as unfinished storage space.

On November 10, 2025, staff conducted a site visit of the subject property and surrounding area. The property is located within the Peterson's Addition, which is the site of an old mobile home park that is being converted into individual parcels with single-family dwellings. This subdivision is also located directly north of the Cedar Ridge Planned Development, which was rezoned in 2016 and has twenty-five dwellings on approximately eighty acres of land. Almost all of the properties in these subdivisions are limited to 2,400 square feet of detached accessory building area without a conditional use permit. This request would be the first conditional use permit approved for a larger detached accessory building in either subdivision, which may lead to other property owners requesting similar sized buildings in the future. The rural nature of the surrounding area should be minimally impacted by the size and proposed personal use of the accessory building within the existing subdivision. Finally, the vacant property directly east of the building location is owned by the same property owner, and the proposed exterior design of the building will match the existing dwelling on the property.

Conditional Use Permit Criteria:



1) The effect upon the use and enjoyment of other property in the immediate vicinity for the uses already permitted, and upon property values in the immediate vicinity.

The proposed accessory building should have limited effect upon the use and enjoyment of the residential properties in the immediate vicinity. Property values in the area should not be negatively impacted due to the personal use of the proposed accessory building. The exterior design of the accessory building will generally fit with the existing structures within the subdivision.

2) The effect upon the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

The site of the accessory building is located in an area surrounded by other similar residential lots and agricultural land. There are many proposed lots within the Peterson's Addition that have yet to be platted and sold, and any development in the area is likely to be limited to this subdivision. The design of the building will generally match the design of the dwelling on the property, which will help limit the visual impact of the building on the surrounding properties. Therefore, there should be no anticipated impacts to the normal and orderly development and improvement of these surrounding vacant residential lots.

3) That utilities, access roads, drainage and/or other necessary facilities are provided.

The proposed building will utilize an existing access point off Jademan Court, which is separate from the access point off Sherdean Trail utilized by the dwelling. The property owner will be required to extend all other necessary utilities to the structure. The building location generally slopes to the north, and so the drainage will mostly drain towards Jademan Court.

4) That the off-street parking and loading requirements are met.

The proposed site of the accessory building is large enough to accommodate the off-street parking requirement. The proposed accessory building will also add additional parking and storage to the property.

5) That measures are taken to control offensive odor, fumes, dust, noise, vibration, and lighting (inclusive of lighted signs), so that none of these will constitute a nuisance.

No commercial business or storage will be allowed in the accessory building at any time. Any public nuisance violations will be addressed upon the Planning Department receiving a complaint about the subject property. All new or replacement outdoor lighting will need to be directed downward onto the property. Lighting must be designed to be fully-shielded and fully-cutoff to prevent light pollution off site.

6) Health, safety, general welfare of the public and the Comprehensive Plan.

The health, safety, and general welfare of the public should not be negatively affected by the construction of the proposed accessory building. The proposed use will generally fit within the uses of other properties in the rural area and conforms to the goals of the Envision 2045 Comprehensive Plan.

Recommendation: Staff recommends **approval** of Conditional Use Permit #25-69 with the following conditions:



- 1) The building location shall adhere to the submitted site plan.
- 2) The total area of all accessory buildings may not exceed 3,810 square feet.
- 3) That the building shall be an accessory use to the continued use of the property as a residential lot.
- 4) That the building shall not to be used for commercial uses or as a residential dwelling at any time.
- 5) That any new or replacement outdoor lighting shall be of a full cutoff and fully-shielded design to prevent direct spillage of light beyond the property boundaries.
- 6) That a building permit is required prior to construction of the accessory building.
- 7) That the Planning & Zoning Department reserves the right to enter and inspect the accessory building at any time, after proper notice to the owner, to ensure that the property is in full compliance with the conditional use permit conditions of approval and the Minnehaha County Zoning Ordinance.

Action

As part of the consent agenda, a motion was made by Commissioner Ralston and seconded by Commissioner VanDerVliet to **approve** Conditional Use Permit #25-69 with the staff recommended conditions. The motion passed unanimously with 4 votes in favor of the motion and 0 votes against the motion.

Conditional Use Permit #25-69 - Approved



Old Business

None.

New Business

Fletcher Lacock, of city planning staff, presented an update on the 2050 Shape Sioux Falls Comprehensive Plan. The update included a detailed explanation of the public input process, key takeaways and themes, and draft chapter highlights. The planning commission, Mr. Lacock, and planning staff then discussed these highlights, as well as the development area and future land use maps.

Maggie Gillespie, Deputy States's Attorney, provided an annual review of open meeting laws under SDCL 1-25-13. The purpose is to review an explanation of the open meeting laws of the state published by the Attorney General under SDCL 1-11-1 and any other material pertaining to open laws of the state provided by the Attorney General. The Minnehaha County Planning Commission has now completed the review of the open meetings laws and has now complied with SDCL 1-25-13.

Adjourn

A motion was made to **adjourn** by Commissioner Heiberger and seconded by Commissioner Ralston. The motion was approved unanimously. The meeting was adjourned at 7:32 p.m.