

<u>Minnehaha County Planning Commission Regular Meeting Agenda</u>
<u>Monday, January 26, 2026 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 of 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.

SPECIAL AGENDA ITEMS

ITEM 1. Election of Officers for 2026

Note: A planned recess will take place to convene as the Joint Minnehaha County & City of Sioux Falls Planning Commission. The regular planning commission will reconvene and continue to consider the following items.



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 2. Approval of Minutes - November 24, 2025

ITEM 3. CONDITIONAL USE PERMIT #26-01 to transfer one (1) building eligibility from the ½ Vacant Section Line ROW Lying Adjacent & SE¼ SE¼ Section 19 to Tract 9 Bur Oak Hills Addition Section 20 all within T102N-R48W Brandon Township.

Petitioner: Jacob & Linda Heilman

Property Owner: Same

Location: Approximately 1 mile northeast of the I-90 & Veterans Parkway intersection

Staff Report: Kevin Hoekman

ITEM 4. CONDITIONAL USE PERMIT #26-03 to exceed 3,600 square feet of accessory building space (requesting 11,549 square feet) on the property legally described as the S990' W660' (Ex. Tract 1 Lauck's Addition) SW¼ Section 18 T103N-R49W Sverdrup Township.

Petitioner: Jonathon Bagby

Property Owner: Same

Location: 25292 472nd Avenue

Staff Report: Kevin Hoekman

ITEM 5. CONDITIONAL USE PERMIT #26-04 to exceed 3,600 square feet of accessory building space (requesting 5,335 square feet) on the property legally described as Tract 1 Wixon Tracts E½ SE¼ Section 2 T101N-R51W Wall Lake Township.

Petitioner: Laith Herrboldt

Property Owner: Todd Olson

Location: 46494 263rd Street

Staff Report: Mason Steffen

ITEM 6. CONDITIONAL USE PERMIT #26-05 to allow an Attached Accessory Dwelling Unit (ADU) on the property legally described as Tract 4 Stageberg's Addition SE¼ Section 11 T103N-R51W Grand Meadow Township.

Petitioner: Gary & Michelle Ferguson

Property Owner: Robert & Jennifer Taylor

Location: Located at the intersection of 252nd Street & 465th Avenue

Staff Report: Mason Steffen

REGULAR AGENDA

ITEM 7. REZONING #26-02 to rezone from the A-1 Agricultural District to the C Commercial District the property legally described as Lot 3 Milstead Addition NE¼ SE¼ Section 21 T101N-R51W Wall Lake Township.

Petitioner: Timothy Hoekman

Property Owner: Michael & Rhonda Milstead

Location: Located at the Intersection of County Highway 151 and Park Place

Staff Report: Scott Anderson

ITEM 8. REZONING #26-03 to rezone from the A-1 Agricultural District to the Ransom Planned Development District the property legally described as Tract B & Tract C Schreurs' Addition (Ex. H-1) S½ SE¼ Section 23 T103N-R49W Sverdrup Township.

Petitioner: Bruce Vollan

Property Owner: John Schreurs; Ransom LLC

Location: Approximately 1½ miles east of the 475th Avenue & 254th Street intersection

Staff Report: Scott Anderson

ITEM 9. Old Business

ITEM 10. New Business

ADJOURN.