

<u>Joint Minnehaha County & City of Sioux Falls Planning Commission Regular Meeting Agenda</u>
<u>Monday, February 23, 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.

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.

REGULAR AGENDA

ITEM 1. Approval of Minutes - January 26, 2026

ITEM 2. REZONING #26-01 to rezone from the A-1 Agricultural District to the C Commercial District the properties legally described as Lot 1 & Lot 2 Sundermann Addition S½ SE¼ Section 26 T102N-R50W Benton Township.

Petitioner: Tad Fiegen

Property Owner: Same

Location: Located approximately ½ mile west of Marion Road on SD Highway 38.

Staff Report: Kevin Hoekman

ITEM 3. Old Business

ITEM 4. New Business

ADJOURN.



**JOINT MINNEHAHA COUNTY & CITY OF SIOUX FALLS
PLANNING COMMISSION
MEETING MINUTES**

JANUARY 26, 2026

**MINUTES OF THE JOINT
MINNEHAHA COUNTY & SIOUX FALLS PLANNING COMMISSIONS
January 26, 2026**

A joint meeting of the County and City Planning Commissions was held on January 26, 2026, 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, Cindy Heiberger, Ryan VanDerVliet and Joe Kippley.

CITY PLANNING COMMISSION MEMBERS' PRESENT: Bradyn Neises, Mike Gray, Erik Nyberg, Dana Fisher and Dave Van Nieuwenhuyzen

STAFF PRESENT:

Scott Anderson, Kevin Hoekman, & Mason Steffen – County Planning
Maggie Gillespie – State's Attorney Office
Karla Resendiz – City Planning

The County Planning Commission was chaired by Commissioner Bonnie Duffy. The City Planning Commission was chaired by Commissioner Neises.

Chair Duffy called the Joint Minnehaha County and City of Sioux Falls Planning Commission meeting to order at 7:02 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 for the County by Commissioner VanDerVliet and seconded by Commissioner Ralston to **approve** the consent agenda consisting of Items 1 & 2. The motion passed unanimously with 4 votes in favor and 0 votes against the motion.

The same motion was made for the City by Commissioner Nyberg and seconded by Commissioner Van Nieuwenhuzen to **approve** the consent agenda consisting of Items 1 & 2. The motion passed unanimously with 4 votes in favor and 0 votes against the motion.



**JOINT MINNEHAHA COUNTY & CITY OF SIOUX FALLS
PLANNING COMMISSION
MEETING MINUTES**

JANUARY 26, 2026

ITEM 1. Approval of Minutes – October 27, 2025

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

The same motion was made for the City by Commissioner Nyberg and seconded by Commissioner Van Nieuwenhuzen to **approve** the meeting minutes from October 27, 2025. The motion passed unanimously with 4 votes in favor and 0 votes against the motion.



Consent Agenda

ITEM 2. CONDITIONAL USE PERMIT #26-02 to exceed 1,600 square feet of accessory building space (requesting 1,680 square feet) on the property legally described as Lot 19 Block 1 Split Rock Heights Section 19 T101N-R48W Split Rock Township.

Petitioner: Connie Keller
Property Owner: Same
Location: 1609 S Shafer Drive
Staff Report: Mason Steffen

General Information:

Legal Description – Lot 19 Block 1 Split Rock Heights Section 19 T101N-R48W
Split Rock Township
Present Zoning – RR Rural Residential
Existing Land Use – Residential Acreage
Parcel Size – .82 Acres

Staff Report: Mason Steffen

Staff Analysis: The petitioner is requesting conditional use permit approval to allow 1,680 square feet of detached accessory building area on the subject property. Currently, there are no accessory buildings on the property, and the petitioner is requesting to build a 40' x 42' detached garage in the southwest corner of the property. The materials submitted state that the building will be utilized for personal storage and will use the existing driveway of S Shafer Drive.

On January 7, 2026, staff conducted a site visit to the subject property and surrounding area. The property is located in the southwestern portion of the Split Rock Heights subdivision, which is a subdivision of over two hundred dwellings almost entirely surrounded by the city of Sioux Falls. Most of the properties immediately surrounding the property are similar in size and several of them have detached accessory buildings. Given that the proposed request is only eighty square feet over the allowed 1,600 square feet, the effect on development within the subdivision should be minimal. This request was sent to the city of Sioux Falls planning staff for comments, and they had no additional comments or concerns with the request.

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 accessory building should have no anticipated negative effect upon the use and enjoyment of the residential properties in the immediate vicinity. Property values in the area should not be negatively impacted by the personal use and size of the proposed building.

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



This subdivision is almost entirely surrounded by the city of Sioux Falls, and there are no vacant lots within the subdivision. Due to this fact, any development of vacant land is likely to take place within the city of the Sioux Falls. Allowing the accessory building on an existing acreage in this large subdivision will not impact development that takes place in the city now or in the future.

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

The proposed building will utilize the existing access for the property onto S Shafer Drive. The property owner will be required to extend all necessary utilities to the structure. The site of the accessory building is mostly flat with a slight slope towards the dwelling, and the size of the proposed building should have a minimal impact on drainage.

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 accessory building will also add additional off-street 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 proposed 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 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 building will meet all of the required setbacks to property lines and buildings in the area. The health, safety, and general welfare of the public should not be negatively affected by the construction of the proposed accessory building. The proposed building generally conforms to the goals and policies of the Envision 2045 Comprehensive Plan and will not overly impact any future uses of the property, including if the property were to be annexed into the city of Sioux Falls.

Recommendation: Staff recommends approval of Conditional Use Permit #26-02 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 1,680 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.



**JOINT MINNEHAHA COUNTY & CITY OF SIOUX FALLS
PLANNING COMMISSION
MEETING MINUTES**

JANUARY 26, 2026

- 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 for the County by Commissioner VanDerVliet and seconded by Commissioner Ralston to **approve** Conditional Use Permit #26-02 with the staff recommended conditions. The motion passed unanimously with 4 votes in favor and 0 votes against the motion.

The same motion was made for the City by Commissioner Nyberg and seconded by Commissioner Van Nieuwenhuzen to **approve** Conditional Use Permit #26-02 with the staff recommended conditions. The motion passed unanimously with 4 votes in favor and 0 votes against the motion.

Conditional Use Permit #26-02 – Approved



Regular Agenda

ITEM 3. REZONING #26-01 to rezone from the A-1 Agricultural District to the C Commercial District the properties legally described as Lot 1 & Lot 2 Sundermann Addition S½ SE¼ Section 26 T102N-R50W Benton Township.

Petitioner: Tad Fiegen

Property Owner: Same

Location: Located approximately ½ mile west of Marion Road on SD Highway 38.

Staff Report: Kevin Hoekman

General Information:

Legal Description – Lot 1 & Lot 2 Sundermann Addition S½ SE¼ Section 26 T102N-R50W Benton Township

Present Zoning – A-1 Agricultural

Existing Land Use – Vacant Lot

Parcel Size – 8.00 Acres

Staff Report: Kevin Hoekman

Staff Analysis:

The petitioner is applying to change the zoning on two properties directly west of Sioux Falls City limits along SD Highway 38. The property is located approximately 0.4 miles west of the intersection of SD Highway 38 and Marion Road. The applicant did not provide a narrative for the request; however, the described purpose of the rezoning is to use the property for manufactured home sales.

After publications for notice were sent to the County approved newspapers, the applicant requested deferral of the decision on the rezoning request. The reason for deferral is to allow more time to create a plan for the property for this request and to understand staff concerns regarding the rezoning request.

Recommendation: Staff finds that the deferral request is reasonable and recommends **deferral** of Rezoning #26-01 to the February 23, 2026, Joint Planning Commission Meeting.

Public Testimony

Kevin Hoekman, of county planning staff, explained that the petitioner has requested to defer action on the proposed rezoning until the February 26, 2026, Planning Commission meeting. Kevin explained that the petitioner requested the additional time in order to gather more information and present a more detailed plan of the property to city and county staff.

No members of the public were present to discuss the proposed rezoning.

Action

A motion was made for the County by Commissioner Kippley and seconded by Commissioner Heiberger to **defer** Rezoning #26-02 to the February 26, 2026, Planning Commission meeting.



**JOINT MINNEHAHA COUNTY & CITY OF SIOUX FALLS
PLANNING COMMISSION
MEETING MINUTES**

JANUARY 26, 2026

The motion passed unanimously with 4 votes in favor and 0 votes against the motion.

The same motion was made for the City by Commissioner Fisher and seconded by Commissioner Nyberg to **defer** Rezoning #26-02 to the February 26, 2026, Planning Commission meeting. The motion passed unanimously with 4 votes in favor and 0 votes against the motion.

Rezoning #26-01 – Deferred to the February 23, 2026, meeting



**JOINT MINNEHAHA COUNTY & CITY OF SIOUX FALLS
PLANNING COMMISSION
MEETING MINUTES**

JANUARY 26, 2026

Old Business

None.

New Business

Scott Anderson, the County Planning Director, explained to the commission that the Planning Commission meeting scheduled for June of this year has been moved from June 22 to June 29. Mr. Anderson explained that this is due to the expected city election that will be utilizing the County Commission meeting room on the normal June 22 meeting date.

Kevin Hoekman, of county planning staff, presented the commission with several ordinance amendments that staff is expecting to bring to the commissions for consideration this year. These proposed amendments included updating the permit fees and building permit regulations in every zoning ordinance for the county. Kevin also explained that the main change in the joint jurisdiction with Sioux Falls will be updating the sign regulations throughout the joint zoning ordinance, in order to better match the existing county regulations.

Adjourn

A motion was made for the County by Commissioner Heiberger and seconded by Commissioner VanDerVliet to **adjourn**. The motion passed unanimously.

The same motion was made for the City by Commissioner Fisher and seconded by Commissioner Van Nieuwenhuyzen to **adjourn**. The motion passed unanimously.

The meeting was **adjourned** at 7:14 p.m.



ITEM 3. REZONING #26-01 to rezone from the A-1 Agricultural District to the C Commercial District the properties legally described as Lot 1 & Lot 2 Sundermann Addition S½ SE¼ Section 26 T102N-R50W Benton Township.

Petitioner: Tad Fiegen

Property Owner: Same

Location: Located approximately ½ mile west of Marion Road on SD Highway 38.

Staff Report: Kevin Hoekman

General Information:

Legal Description – Lot 1 & Lot 2 Sundermann Addition S½ SE¼ Section 26 T102N-R50W Benton Township

Present Zoning – A-1 Agricultural

Existing Land Use – Vacant Lot

Parcel Size – 8.00 Acres

Staff Report: Kevin Hoekman

Staff Analysis:

The petitioner is applying to change the zoning on two properties directly west of Sioux Falls City limits along SD Highway 38. The property is located approximately 0.4 miles west of the intersection of SD Highway 38 and Marion Road. The applicant did not provide a narrative for the request; however, the described purpose of the rezoning is to use the property for manufactured home sales. A sketch site plan was submitted to provide a general layout of the proposed manufactured home sale lot.

Planning staff visited the property on January 6, 2026. At the site visit, staff observed that work was ongoing on the property to remove some trees and the remaining remnants of the farmstead that once was located on the site.

The property is located within the transition area as depicted in the Envision 2045 Comprehensive Plan for Minnehaha County. The purpose of the transition area is to preserve agricultural land for the eventual annexation within a municipality. Action 4 of Goal 8.2 states that the county should support growth that is compatible with adopted municipal comprehensive plans. County and city staff met with the applicant to discuss the proposed rezoning. City staff explained that land adjacent to city limits should be annexed before development, however this property is located in an area not serviceable by city water and sanitary sewer. A comment letter was prepared for this hearing by city staff as well.

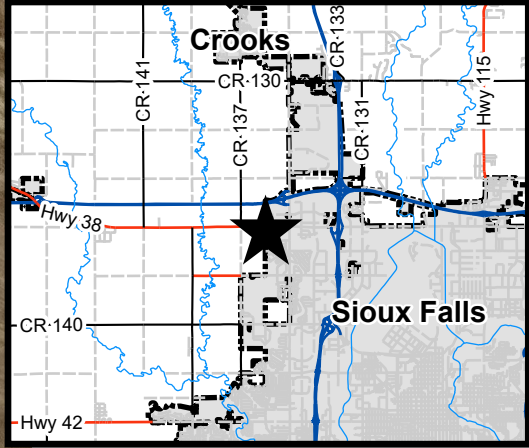
Since the meeting with county and city staff, the applicant has continued to work with city staff to find possible development solutions for the property. City planning staff is recommending deferral of the proposed rezoning while dialog continues. County planning staff agrees that deferral would be the best option. The recommended deferred hearing date is at the May 18th, 2026 Joint Planning Commission Meeting in order to prevent continual month from month meeting dates.



**MINNEHAHA COUNTY & CITY OF SIOUX FALLS
PLANNING COMMISSION
STAFF REPORTS**

FEBRUARY 23, 2026

Recommendation: Staff finds that the deferral request is reasonable and recommends deferral of Rezoning #26-01 to the May 18, 2026, Joint Planning Commission Meeting.

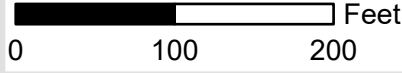


Sioux Falls

Subject Property

38

 **Subject Property**



Map Date:
December 18, 2025

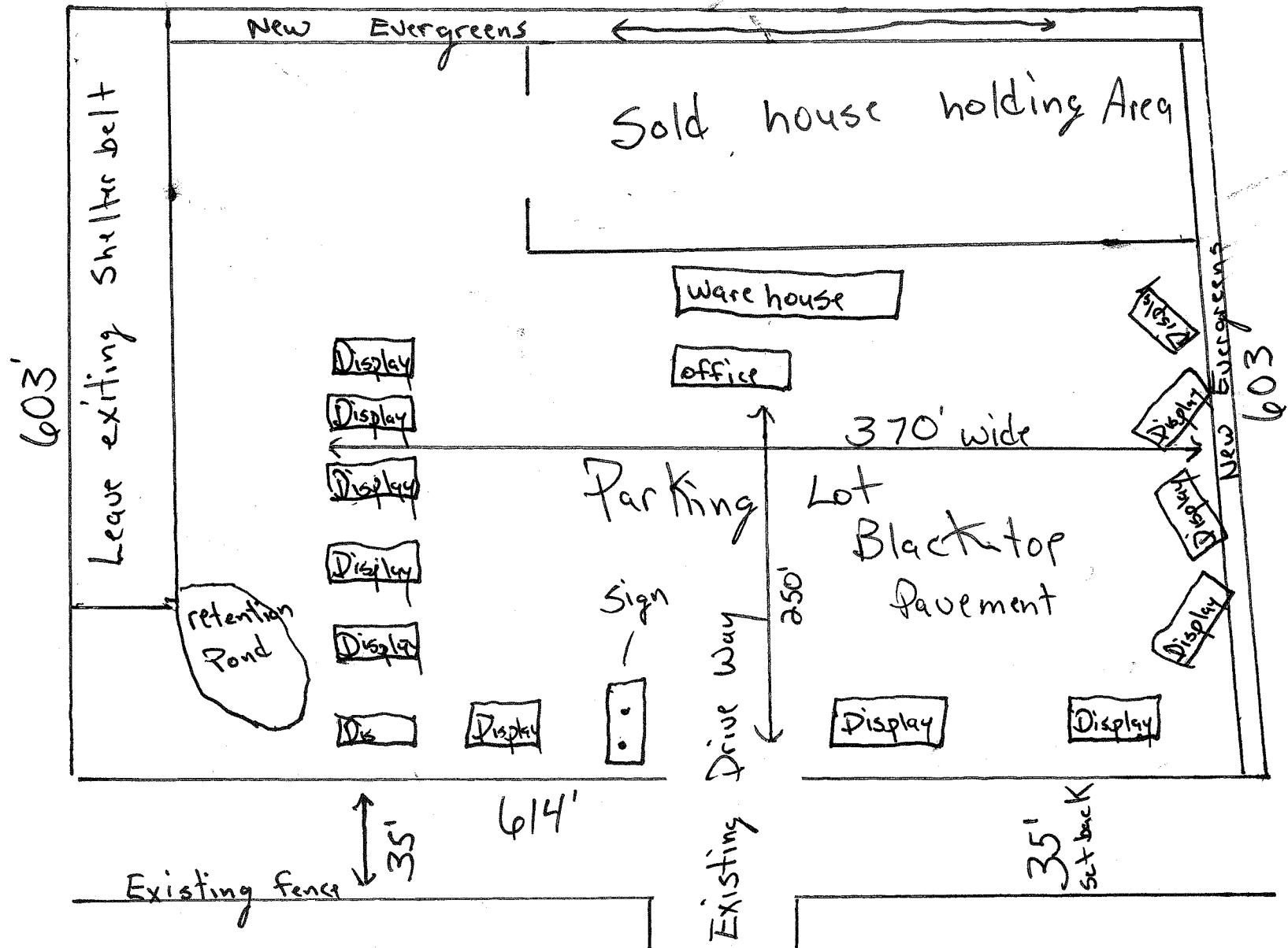
Rezoning 26-01



DISCLAIMER : This drawing is not a legally recorded map or a survey and is not intended to be used as such. It is a compilation of information located in various City and County offices. The City of Sioux Falls and Minnehaha County are not responsible for any errors in the drawing.

Western Housing
6000 West 60th St north

W N
+ E
S
548'



February 12, 2026

Minnehaha County Planning and Zoning
415 N. Dakota Avenue
Sioux Falls, SD 57104

Subject: Joint Jurisdiction Planning Commission Petition #26-01 Rezone from the A1 District to the C District located at 6000 W. 60th St. N.

The property is located in a Tier 2 Growth Area. The following excerpts from the Shape Sioux Falls 2040 Comprehensive Plan provide a framework to approach development in Tier 2:

- Tier 2: Annexation not advised. City services are projected to be available for development within 6 to 15 years (additional monetary resources needed).
- Prevent unlimited outward expansion by maintaining growth area boundaries, with provisions for annexation timing and extension of streets and utilities according to the availability of services and infrastructure.
- Require adequate provision of City services before development is approved in future growth areas
- Allow development agreements in tier 2 or tier 3 future urbanized areas that allow expansion of the urban growth area only if the developer pays for all infrastructure costs.
- Establish an area-wide approach to cooperatively manage future growth, including City and county governments, schools districts, townships, and public utility providers.

Infrastructure Review:

Sewer: The lot is located in Tier 2, and development will not be supported until the property can be served by sanitary sewer.

Water: Property is located within the City of Sioux Falls water service jurisdiction, and the City reserves the right to serve this property. Property is located within the current Tier 2 for City growth, meaning City water access is possible within 6-15 years.

Streets/Access: 1. Highway 38 is the SDDOT Jurisdiction and the City of Sioux Falls. 2. Applicant has to submit a preliminary plan before development can occur showing they have utilities and access. 3. This parcel has access however, with redevelopment that access has to be relocated to the 1/4 mile location and a public collector street must be built. 4. Applicant is required to coordinate the access with the surrounding neighbors. 5. Applicant is required to submit a Traffic Impact Study to determine impacts of this use on the Arterial Priority 1. This area is Tier 2 and should not be allowed to proceed. This site doesn't appear to be ready for development in the near future and rezoning to commercial at this time could have negative impacts without a clear understanding of how the surrounding area may develop. There are also access concerns as this property does not line up with 1/4 access locations for an arterial street.

The City of Sioux Falls recommends deferral of this application because of the above-mentioned comments. The applicant is actively working on potentially annexing the land into City of Sioux Falls. This deferral will allow the applicant and the City to review these terms. If the applicant agrees to pursue annexation then the City will recommend to withdraw.