



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

**FEBRUARY 23, 2026**

**MINUTES OF THE JOINT  
MINNEHAHA COUNTY & SIOUX FALLS PLANNING COMMISSIONS  
February 23, 2026**

A joint meeting of the County and City Planning Commissions was held on February 23, 2026, at 7:00 p.m. in the Commission Room of the Minnehaha County Administration Building.

COUNTY PLANNING COMMISSION MEMBERS PRESENT: Commissioners Bonnie Duffy, Becky Randall, Adam Mohrhauser, Mike Ralston, Cindy Heiberger and Joe Kippley.

CITY PLANNING COMMISSION MEMBERS' PRESENT: Aaron Norman, Mike Gray, Janet Kittams, Bradyn Neises & Erik Nyberg.

**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 Norman.

Chair Duffy called the Joint Minnehaha County and City of Sioux Falls 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.

**ITEM 1. Approval of Minutes – January 26, 2026**

A motion was made for the County by Commissioner Heiberger and seconded by Commissioner Kippley to **approve** the meeting minutes from January 26, 2026. The motion passed unanimously with 5 votes in favor and 0 votes against the motion.

The same motion was made for the City by Commissioner Neises and seconded by Commissioner Kittams to **approve** the meeting minutes from January 26, 2026. The motion passed unanimously with 4 votes in favor and 0 votes against the motion.



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**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 18<sup>th</sup>, 2026 Joint Planning Commission Meeting in order to prevent continual month from month meeting dates.



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**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.

**Public Testimony**

Kevin Hoekman, of county planning staff, presented the staff report and explained that the petitioner has been working with city staff on a resolution for the property. Kevin explained that county staff recommends deferring the item several months in order to give the petitioner more time to work with city staff.

**Action**

A motion was made for the County by Commissioner Heiberger and seconded by Commissioner Ralston to **defer** Rezoning #26-01 to the May 18, 2026, Planning Commission meeting. The motion passed unanimously with 5 votes in favor and 0 votes against the motion.

A motion was made for the City by Commissioner Nyberg and seconded by Commissioner Neises to **defer** Rezoning #26-01 to the May 18, 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 May 18, 2026, Meeting**



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**Old Business**

None.

**New Business**

None.

**Adjourn**

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

The same motion was made for the City by Commissioner Neises and seconded by Commissioner Kittams to **adjourn**. The motion passed unanimously.

The meeting was **adjourned** at 7:04 p.m.