



**MINUTES OF THE
MINNEHAHA COUNTY PLANNING COMMISSION
February 23, 2026**

A meeting of the Planning Commission 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.

STAFF PRESENT:

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

Bonnie Duffy chaired the meeting and called the Minnehaha County Planning Commission meeting to order at 7:05 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 Mohrhauser. The motion passed unanimously with 5 votes in favor of the motion and 0 votes against the motion.

ITEM 1. Approval of Minutes – January 26, 2026

As part of the consent agenda, a motion was made by Commissioner Ralston and seconded by Commissioner Mohrhauser to **approve** the meeting minutes from January 26, 2026. The motion passed unanimously with 5 votes in favor of the motion and 0 votes against the motion.



Consent Agenda

ITEM 2. CONDITIONAL USE PERMIT #26-08 to allow an Accessory Dwelling Unit (ADU) on the property legally described as Tract 1 Stahl Addition NW¼ Section 17 T101N-R52W Wellington Township.

Petitioner: Bennett Stahl
Property Owner: Same
Location: 26446 455th Avenue
Staff Report: Mason Steffen

General Information:

Legal Description – Tract 1 Stahl Addition NW¼ Section 17 T101N-R52W
Wellington Township
Present Zoning – A1 Agricultural
Existing Land Use – Residential Acreage
Parcel Size – 14.30 Acres

Staff Report: Mason Steffen

Staff Analysis: The petitioner is requesting conditional use permit approval to allow a detached accessory dwelling unit (ADU) on the subject property. The property is a large residential acreage with several detached accessory buildings, including a 56’ x 80’ shop building that was constructed in 2023. The intent is for the petitioner to finish 1,600 square feet within this building into habitable space and leave the remaining portion of the building as garage space. This accessory building would then become the primary dwelling on the property, and the smaller farm house would be the ADU. An ADU must be approved by a conditional use permit, prior to the issuance of a building permit for the conversion of the shop building into a dwelling.

The general requirements for an ADU are the following:

- 1) The ADU must be accessory to a primary dwelling, and the primary dwelling and ADU must be located together on one platted lot.
This request will convert an existing shop into the primary dwelling, and the existing farm house will become the ADU. The new primary dwelling is proposed to have 1,600 square feet of finished space. The existing farm house is listed to have 1,020 square feet of finished space based on records from the Equalization Office. Therefore, since the new primary dwelling will have more finished space than the existing farm house that is to be used as the ADU, the request meets the ADU size requirements.
- 2) Only one ADU is allowed per parcel where zoning allows.
The subject property is entirely zoned A-1 Agricultural, which allows ADUs as a conditional use. No additional ADUs will be allowed on the property if this request is approved.
- 3) The ADU must be built on permanent frost protective footings.
Based on building inspection records, the shop building was built on a frost protected footing. However, since a portion of the building will now be converted into habitable space



adjacent to garage space, there are additional foundation and fire wall requirements that will need to be inspected and approved by the Chief Building Inspector.

- 4) The parcel must be able to handle additional wastewater potential for the ADU. Proof of capacity of wastewater compliance must be provided before approval of any conditional use permit.

The on-site wastewater system for the existing farm house on the property was replaced in 2018. The petitioner will be required to submit a design for a separate on-site wastewater system for the shop building/new primary dwelling, prior to the issuance of a building permit.

- 5) No additional access from a township, county, or state highway may be constructed for separate use of the ADU.

The primary dwelling and ADU will continue to utilize the existing access point off 455th Avenue. No additional access will be allowed for separate use by the ADU at any time.

- 6) Two additional off-street parking spaces must be provided for the ADU.

The existing farm house has a detached garage for off-street parking, and the new primary dwelling will have a large, attached garage space. The subject property also has many driveway areas that provide additional off-street parking for both structures.

- 7) If the ADU is located within a regulated floodplain, then the lowest floor of the ADU must be elevated at or above the base flood elevation.

No portion of the subject property is located within the regulated 100-year floodplain.

- 8) No ADU can be located within the regulated floodway.

No portion of the subject property is located within the regulated floodway.

- 9) The ADU must comply with all other county ordinances.

The property currently complies with all the relevant county ordinances including the public nuisance ordinance.

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 property is located in the active agricultural production area of the county. The surrounding area is almost entirely cropland and there is an indoor Class C Hog Concentrated Feeding Operation (CAFO) just over a half mile to the southwest of the property. The proposed ADU will increase the number of families that can live on the property, which may create potential conflict with neighboring agricultural land uses. New housing within the A-1 Agricultural zoning district typically requires that a right-to-farm notice covenant be filed on the deed, prior to issuing a building permit. Therefore, staff recommends that a right-to-farm notice covenant be required as part of the approval of this conditional use permit.



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

The property is located in the agricultural production area several miles from any municipality or large residential developments. The predominant land use for the vacant properties will remain cropland and large scale agricultural operations for the foreseeable future. There is an existing indoor hog CAFO in close proximity to the southwest of the property. However, the proposed primary dwelling and ADU on the existing acreage will not encroach on the necessary setbacks for this Class C CAFO.

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

The property is already developed with a farm house and accessory buildings that utilize an existing access point off 455th Avenue. The petitioner will be required to extend any necessary utilities to the shop building in order to meet the minimum requirements for a dwelling. The applicant will also need to install an on-site wastewater treatment system for the new primary dwelling and meet all requirements of the On-Site Wastewater ordinance. Obtaining the percolation test and designing the system will be required prior to issuing the building permit for the conversion of the shop building into a dwelling. The conversion of the existing accessory building into the primary dwelling will not impact drainage on the property, or surrounding area.

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

Both dwellings will have dedicated garage space that will provide the necessary off-street parking. The property is also large enough to accommodate any additional off-street parking that is necessary.

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 conversion of an existing structure into a primary dwelling and use of an old farm house as an ADU will not create any odor, fumes, dust, noise, vibration, or lighting nuisances to the surrounding properties. The ADU and subject property will be required to adhere to the public nuisance ordinance for Minnehaha County.

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

The proposed ADU will have no anticipated effects on the health, safety and general welfare of the public. Allowing this ADU on an existing acreage will allow for additional residential density without converting farmland into non-agricultural uses, which follows the intent of the recently adopted ordinance amendments and Envision 2045 Comprehensive Plan.

Recommendation: Staff recommends **approval** of Conditional Use Permit #26-08 with the following conditions:

- 1) That no more than one ADU shall be allowed on the property.
- 2) That only one access point off the public right-of-way shall be allowed for use by both the primary dwelling and ADU.
- 3) That two additional off-street parking spaces shall be provided for the ADU.



- 4) That a building permit shall be obtained for the conversion of the accessory building into the new primary dwelling.
- 5) That an on-site wastewater permit shall be obtained, prior to the issuance of a building permit for the conversion of the accessory building into the new primary dwelling.
- 6) That a right-to-farm notice covenant shall be filed on the deed, prior to the issuance of a building permit for the conversion of the accessory building into the new primary dwelling.
- 7) That a separate address sign shall be purchased through the Minnehaha County Planning Department and installed at the driveway. Address numbers shall be placed on the exterior of each dwelling. The size and location of the address numbers shall meet the requirements of the Rural Addressing Ordinance.
- 8) 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.
- 9) That the Minnehaha County Planning Department reserves the right to enter and inspect the site at any time, after proper notice of 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 Mohrhauser to **approve** Conditional Use Permit #26-08 with the staff recommended conditions. The motion passed unanimously with 5 votes in favor of the motion and 0 votes against the motion.

Conditional Use Permit #26-08 – Approved



ITEM 3. CONDITIONAL USE PERMIT #26-09 to allow an Electrical Substation on the property legally described as Tract 1 Hildring Addition SW¼ Section 24 T101N-R48W Split Rock Township.

Petitioner: East River Electric Power Coop., Inc.

Property Owner: Same

Location: 48310 266th Street

Staff Report: Mason Steffen

General Information:

Legal Description – Tract 1 Hildring Addition SW¼ Section 24 T101N-R48W

Split Rock Township

Present Zoning – A1 Agricultural

Existing Land Use – Vacant Lot

Parcel Size – 10.52 Acres

Staff Report: Mason Steffen

Staff Analysis: This conditional use permit is a continuation of a previously approved permit from 2011. On April 19, 2011, East River Electric was approved by the Minnehaha County Commission for a conditional use permit to allow an electrical substation on the property. This permit was approved with ten conditions including the following condition:

6) The applicant shall follow the proposed construction phases of the electrical substation as submitted to the Minnehaha County Planning Department dated January 19, 2011.

The four construction phases submitted with the original permit were to be completed within six years of the approval of the permit. Since they were not completed within this timeframe, a new conditional use permit is required before construction can continue on the site. The design of the site will be for a 115 kV transmission switching station and the narrative explains that three electrical lines intersect at the site. The petitioner has planted screening trees around the property, graded and laid crushed asphalt, removed the driveway onto County Highway 146 (266th Street), and constructed a new driveway onto 483rd Avenue. They are now requesting to renew the conditional use permit in order to begin the construction of the substation components and control building. Finally, since the access point for the site was moved from 266th Street to 483rd Avenue, the physical address will need to be updated to reflect this change, and a new rural address sign will need to be purchased from the Minnehaha County Planning Department.

On February 6, 2026, staff conducted a site visit to the subject property and surrounding area. All of the screening trees that were planted after the conditional use permit in 2011 appeared to be in a live state and a majority of them have matured to over twenty feet tall. The properties directly to the north, south, and east are all currently used as cropland. Finally, there is an existing residential acreage directly to the west across 483rd Avenue and this property also has a dense tree line between the dwelling and proposed substation.



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.

There are a few residential acreages within a 1,000 feet of the proposed site, but there is only one acreage directly adjacent to the west of the site. The remaining adjacent land to the north, south and east is agricultural cropland. The property is also surrounded by mature trees that provide a visual buffer to the neighboring properties. The petitioner has also submitted a yard lighting analysis that will minimize glare and other lighting nuisances from impacting the neighboring properties. Given that the site was approved for an electrical substation fifteen years ago, and that a majority of the site work has already been completed, allowing the construction of the substation components and control building should minimally impact the neighboring properties.

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

Due to the existing residential development pattern and agricultural uses within the area, the proposed electrical substation should not have a negative effect upon the normal and orderly development and improvement of these properties. The electrical substation will also insure adequate electric services to present and future development in the area and to the county as a whole.

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

The petitioner has removed the access point onto 266th Street and the only access to the site will be off 483rd Avenue. Due to this access point change, the petitioner will be required to update the physical address and purchase a new rural address sign. The submitted plans indicate that the site will utilize natural drainage and a condition will be placed on the permit requiring that all existing drainage ways be maintained.

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

Article 15.00 of the zoning ordinance does not specifically identify any parking requirements for substations, but this land use typically does not generate significant amounts of traffic. Staff recommends that a minimum of two (2) off-street parking spaces be provided. Each parking space should measure a minimum of nine (9) feet by eighteen (18) feet and be continually maintained.

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 substation should produce limited odor, fumes, dust, and vibrations to the surrounding area. The fact that the site is already surrounded by mature trees will also help limit potential nuisances. One concern with this type of land use is lights illuminating beyond the boundaries of the site. The petitioner has submitted a yard lighting analysis and explained that the site will not be continually lighted. All lighting on the property will still be required to be of a fully cutoff and fully shielded design. Finally, noise from the substation could also be a nuisance to neighboring properties but given the location along a county highway and lack of many direct residential neighbors, the noise from the site should not overly disturb the neighboring land uses.



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

Providing safe and reliable infrastructure is vital to the general welfare of the public. The electrical substation will provide a benefit to the community, and with appropriate conditions of approval, any concerns can be mitigated. Many of the goals included within the Envision 2045 Comprehensive Plan encourage the county to plan for population growth and more residential development within the county. Allowing East River Electric to complete the construction of this substation will better prepare them for future electrical demands and continue to provide services to existing customers.

Recommendation: Staff recommends **approval** of Conditional Use Permit #26-09 with the following conditions:

- 1) That the substation shall be entirely enclosed in a minimum eight (8) foot high fence, gated and locked.
- 2) That a minimum of two (2) off-street parking spaces (minimum of 9' x 18' in size) shall be provided and no parking shall be allowed in the public right-of-way at any time.
- 3) That all existing drainage ways shall be maintained and that erosion control measures be implemented on all disturbed areas so as not to allow any sedimentation of existing drainage ways or bodies of water.
- 4) That the site shall adhere to the site plan submitted to the Minnehaha County Planning Department on January 23, 2026. All landscaping shall be maintained in a live state, and all noxious weeds shall be controlled.
- 5) That the applicant shall obtain a building permit prior to any construction commencing on the site.
- 6) That a sign permit shall be obtained prior to the installation of any sign.
- 7) That a new rural address sign shall be purchased from the Minnehaha County Planning Department to reflect the change in access points for the site, prior to construction.
- 8) That the applicant obtains and keeps current any required S.D. Public Utilities permits and meet all noise standards set by the Public Utilities Commission.
- 9) That the Minnehaha County Planning Department reserves the right to enter and inspect the premises, 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 Mohrhauser to **approve** Conditional Use Permit #26-09 with the staff recommended conditions. The motion passed unanimously with 5 votes in favor of the motion and 0 votes against the motion.

Conditional Use Permit #26-09 – Approved



Regular Agenda

ITEM 4. CONDITIONAL USE PERMIT #26-07 to allow an Agricultural Related Operation (Portable Building Sales) on the properties legally described as Tract 4C & Tract 4D Meyer's Addition NW¼ Section 15 T103N-R52W Clear Lake Township.

Petitioner: Brian Jones
Property Owner: Same
Location: 45721 252nd Street
Staff Report: Kevin Hoekman

General Information:

Legal Description – Tract 4C & Tract 4D Meyer's Addition NW¼ Section 15
T103N-R52W Clear Lake Township
Present Zoning – A1 Agricultural
Existing Land Use – Residential Acreage
Parcel Size – 6.50 Acres

Staff Report: Kevin Hoekman

Staff Analysis:

The applicant is requesting to use a portion of his two parcels to display and sell portable buildings and sheds. The petitioner indicates within the application and submitted narrative that the proposed shed display and sale is an agriculturally related operation. An agriculturally related operation involving the handling, storage and shipping of farm products requires a conditional use permit approval within the A1 Agricultural zoning district.

The petitioner submitted a narrative and site plan for the proposed sale of portable buildings. The land use will take place on two lots. The primary display will take place on a vacant acreage site, and access will utilize the existing driveway for the residential property. The vacant property does not have a driveway access to the township road at this time. No mention is made in the narrative regarding where the sheds are being built. This application is only for the display and sale of sheds as agricultural products. If approved, production of the sheds would not be allowed on the properties.

The sale of portable buildings typically placed into commercial or industrial zoned land. The display and sale of portable sheds are not specifically listed within the land uses permitted within the A1-Agricultural Zoning District. The desired use most closely resembles an agriculturally related operation involving the handling, storage and shipping of farm products. Portable sheds and building are certainly used for agricultural purposes, however portable shed are often used by and for non-agricultural purposes as well. Staff finds the proposed land use too closely related to retail commercial land uses to recommend approval on an agriculturally zoned parcel.

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 shed display and sales will change the character of the area. The property is located within a strip of platted lots within an agricultural development area. Two houses exist in the development, including the petitioner's house. And two lots are currently vacant, including the petitioner's lot that will have the displayed sheds. The proposed land use will change the area even if the changes are proposed to be minimal.

The proposed land use will be highly visible and clearly commercial in nature. The stated hours of operation are from 8:00 am to 8:00 pm every day. The petitioner also states in the narrative that there will be one to two customers per day and a maximum of two employees. The added customers and traffic of trucks to transport the sheds will have an impact on the current property in the area.

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

The surrounding area is currently agricultural with several residential properties and vacant lots. The character of the area will likely remain agricultural for the foreseeable future. The proposed commercial like business will be a contrast to current and future development. Approval of this commercial like business also may lead to similar requests in the area and throughout the county.

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

The proposed land use will not require the extension of any utilities. Neither will it significantly change drainage of the site. The property is accessed from an existing residential driveway onto a gravel township road. Additional truck and customer traffic on the gravel road will result in additional dust and wear on the road.

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

The narrative explains that there are 10 available parking spaces just off the primary driveway. There is no description for driving surface or what the ground surface will be for the display area. There is no ordinance requirement for hard surfacing parking or display for ag related operations.

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 shed display and sales should not create odor, fumes, noise, or vibration. Additional traffic on a gravel road may increase dust to and from the driveway entrance. There are no plans submitted for lighting, and it is presumed no specific lighting would be used for the proposed display.

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

Planning staff has concerns regarding the commercial nature of the proposed land use. First, the requested shed sales is a retail operation is that generally not allowed by other portions of the zoning ordinance on a residential used property. Retail is not even allowed within a home occupation. Elsewhere in the county, similar shed display and sales operations were placed on commercial parcels with conditional use permit approvals.



Second, permitting this land use may lead to copy cat operations elsewhere in agriculturally zoned property. Staff finds that designating this as agricultural may lead to other indirectly related operations using the ‘agriculturally related operation’ as a way to obtain approval.

The proposed operation is located on a gravel road approximately 1,000 feet from SD Highway 19. Customers and trucks will need to access the property from a gravel township road. Action 4 of Goal 4.9 of the Envision 2045 Comprehensive Plan action is to “locate commercial uses at interstate highway interchanges and high traffic intersections to support highway users.” This commercial use is not located along a highway or high traffic area. Staff suggests that there are more appropriate opportunities to have display locations in currently commercial zoned property both in the rural area and in nearby municipalities.

Recommendation: Staff recommends **denial** of Conditional Use Permit #26-07.

Public Testimony

Kevin Hoekman, of county planning staff, presented the staff report and recommendation to the commission.

Commissioner Mohrhauser asked if the petitioner owns both properties included in the request and if they have building eligibilities. Kevin confirmed that Brian Jones owns both properties and that they each have one building eligibility.

The petitioner, Brian Jones, was present and available for questions from the commission. Mr. Jones explained the nature and purpose of the business and addressed the concerns raised by planning staff. Mr. Jones stated that he does not manufacture the buildings on the property, or at any other location, and that he uses his truck and trailer to haul used, unwanted sheds off of other properties. These sheds are then stored on the subject property and sold on an individual basis via Facebook Marketplace and similar websites. Mr. Jones also explained that the sheds are typically small sheds, and that he does not plan on having more than five sheds on the property at a time.

Commissioner Heiberger asked the petitioner what type of buildings would typically be stored on the property and if storing five sheds at a time is necessary. Mr. Jones explained that the typical building he moves are garden sheds, kennels, and calf sheds. He further explained that five sheds at a time is less than what commercial dealers have on-site, so he thinks that number is reasonable for this request.

Commissioner Heiberger then asked if the petitioner has already begun operating the business, and if so, how long will the sheds typically stay on site. Mr. Jones stated that he has just started the business and explained that that is why he is requesting the permit, in order to be compliant with the county’s ordinances.

Commissioner Heiberger asked the petitioner if there is a size limit on what they can haul with their trailer. Mr. Jones explained that the widest building he can haul is fourteen feet and the longest building he can haul is thirty-two feet, which he explained is the size of a typical single-stall garage. Mr. Jones further stated that his typical client is someone who is moving to a new property that does



not have a shed, and moving an existing shed from their property or some else's property is cheaper than buying a new shed.

Discussion

Commissioner Kippley explained that after hearing from the petitioner the operation sounds less commercial in nature than when he was reading the staff report. Commissioner Kippley also commented that he thinks there is a way to approve the permit that is limited in scope, as long as it is approved with the right conditions.

Scott Anderson, the County Planning Director, explained that if the commission is inclined to approve the request then he would recommend that they defer the request to next months meeting, so that staff can work on proposed conditions.

Commissioner Heiberger stated that she would be in favor of deferring the item because she sees this request as different from a commercial use. Commissioner Heiberger also suggested that maybe there could be conditions requiring that the buildings stored on the property be used buildings or potentially having a size and number limit on the buildings.

Commissioner Kippley stated that the applicant appears to be willing to work with staff on proposed conditions and that he believes they can narrowly tailor the request to the applicant's situation in order to not create a precedent.

Action

A motion was made by Commissioner Kippley and seconded by Commissioner Ralston to **defer** Conditional Use Permit #26-07 to the March 23, 2026, meeting. The motion passed unanimously with 5 votes in favor and 0 votes against the motion.

Conditional Use Permit #26-07 – Deferred to the March 23, 2026, Meeting



Old Business

None.

New Business

Kevin Hoekman, of county planning staff, presented a brief overview of the proposed ordinance amendments that staff has been preparing for the commission. Kevin explained that staff is requesting that these ordinance amendments be heard by the Planning Commission at the March 23, 2026, meeting. Therefore, planning staff requested that the commission authorize staff to publish notice a hearings in the county newspapers for these public hearings:

- A. A motion was made by Commissioner Randall and seconded by Commissioner Heiberger to **authorize a public hearing** for Ordinance Amendments #26-01, 26-04 & 26-06 at the March 23, 2026, meeting. The motion passed unanimously with 5 votes in favor and 0 votes against the motion.
- B. A motion was made by Commissioner Randall and seconded by Commissioner Ralston to **authorize a public hearing** for Ordinance Amendment #26-02 at the March 23, 2026, meeting. The motion passed unanimously with 5 votes in favor and 0 votes against the motion.
- C. A motion was made by Commissioner Randall and seconded by Commissioner Mohrhauser to **authorize a public hearing** for Ordinance Amendment #26-03 at the March 23, 2026, meeting. The motion passed unanimously with 5 votes in favor and 0 votes against the motion.
- D. A motion was made by Commissioner Randall and seconded by Commissioner Heiberger to **authorize a public hearing** for Ordinance Amendment #26-05 at the March 23, 2026, meeting. The motion passed unanimously with 5 votes in favor and 0 votes against the motion.

Adjourn

A motion was made to **adjourn** by Commissioner Heiberger and seconded by Commissioner Kippley. The motion was approved unanimously. The meeting was adjourned at 7:36 p.m.