



<u>Joint Minnehaha County & City of Dell Rapids Planning Commission Regular Meeting Agenda</u>
<u>Monday, March 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 B) Applicant Presentation C) Public Comments*
- D) Applicant Response E) Public Testimony Closed 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 Dell Rapids Planning Commissioners

Virgil Klein Steve Hoff Kurt Peppel Ben Pierson John Pollman

Joint City of Dell Rapids Administrative Staff

Steve McFarland



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 - August 25, 2025

ITEM 2. ZONING TEXT AMENDMENT #26-01 to amend the 2001 Revised Joint Zoning Ordinance for Minnehaha County and the City of Dell Rapids to update Article 24.00 Fees.

Petitioner: County Planning Staff

Staff Report: Kevin Hoekman

ITEM 3. ZONING TEXT AMENDMENT #26-02 to amend the 2001 Revised Joint Zoning Ordinance for Minnehaha County and the City of Dell Rapids to add Accessory Dwelling Unit (ADU) Regulations.

Petitioner: County Planning Staff

Staff Report: Kevin Hoekman

ITEM 4. ZONING TEXT AMENDMENT #26-03 to amend the 2001 Revised Joint Zoning Ordinance for Minnehaha County and the City of Dell Rapids to change the Transfer of Building Eligibility Regulations.

Petitioner: County Planning Staff

Staff Report: Kevin Hoekman

ITEM 5. Old Business

ITEM 6. New Business

ADJOURN.