

<p><b><u>Minnehaha County</u></b> <b><u>Planning Commission</u></b> <b><u>Regular Meeting Agenda</u></b></p>
<p><b><u>Monday, March 23, 2026</u></b> <b><u>Meeting starts at 7:00 p.m.</u></b></p>
<p><b><u>415 N. Dakota Ave. on the 3<sup>rd</sup> Floor</u></b> <b><u>in the Commission Meeting Room</u></b></p>

**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.

**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 1. Approval of Minutes – February 23, 2026
- ITEM 2. CONDITIONAL USE PERMIT #26-10 to allow an Accessory Dwelling Unit (ADU) on the property legally described as Tract 2 Hanten’s Addition NW¼ NW¼ Section 27 T101N-R48W Split Rock Township.  
Petitioner: Patricia Hanten  
Property Owner: Same  
Location: 26618 481<sup>st</sup> Avenue  
Staff Report: Mason Steffen
- ITEM 3. CONDITIONAL USE PERMIT #26-11 to exceed 2,400 square feet of accessory building space (requesting 4,008 square feet) on the property legally described as Lot 7 Paulsons Subdivision (Ex. E66’) Section 2 T101N-R48W Split Rock Township.  
Petitioner: Casey & Sarah Delaney  
Property Owner: Same  
Location: 26270 S McHardy Road  
Staff Report: Mason Steffen
- ITEM 4. REZONING #26-04 to rezone from the A-1 Agricultural District to the C Commercial District the property legally described as the W200’ of Tract 2 Otterby’s Addition (Ex. Lot H-2) NE¼ Section 12 T102N-R50W Benton Township.  
Petitioner: David Nolz  
Property Owner: Same  
Location: Located ½-mile north of the 258<sup>th</sup> Street and 472<sup>nd</sup> Avenue intersection  
Staff Report: Mason Steffen

**REGULAR AGENDA**

- ITEM 5. CONDITIONAL USE PERMIT #26-12 to allow a Telecommunications Tower on the property legally described as the SW¼ (Ex. Schuster’s Addition) Section 32 T102N-R47W Red Rock Township.  
Petitioner: Buell Consulting, Inc.  
Property Owner: Justin Vyn  
Location: Located ½-mile north of the 485<sup>th</sup> Avenue & Aspen Boulevard intersection  
Staff Report: Kevin Hoekman
- ITEM 6. 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 252<sup>nd</sup> Street  
Staff Report: Kevin Hoekman



ITEM 7. ZONING TEXT AMENDMENT #26-06 to amend the 1990 Revised Zoning Ordinance for Minnehaha County to update Article 24.00 Fees.

Petitioner: County Planning Staff

Staff Report: Kevin Hoekman

ITEM 8. Old Business

ITEM 9. New Business

A. Briefing and Authorize Notice of Public Hearing for the County Building/Zoning Permit Ordinance Amendments #26-07, #26-08 & #26-09 - County Planning Staff

ADJOURN.