



MINUTES OF THE MINNEHAHA COUNTY PLANNING COMMISSION

Regular Meeting

Monday, March 23, 2026

County Administration Building, 3rd Floor Commission Chambers
415 N. Dakota Avenue, Sioux Falls, South Dakota 57104

County Planning Commissioners Present:

Bonnie Duffy, Chair

Becky Randall, Vice-Chair

Adam Mohrhauser, Commissioner

Mike Ralston, Commissioner

Ryan VanDerVliet, Commissioner

Cindy Heiberger, Commissioner

Joe Kippley, County Commissioner

County Staff Present:

Kevin Hoekman, Senior Planner

Mason Steffen, Senior Planner

Maggie Gillespie, State's Attorney

Call to Order

Bonnie Duffy chaired the meeting and called the Minnehaha County Planning Commission meeting to order at 7:47 pm.

Public Comment

Commissioner Duffy opened the floor for public comment, and nobody moved to speak.

Consent Agenda:

- 1) Approval of Minutes – February 23, 2026
- 2) CONDITIONAL USE PERMIT No. 26 - 10 to allow an Accessory Dwelling Unit (ADU) on the property legally described as Tract 2 Hanten's Addition NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 27 T101N-R48W Split Rock Township.
- 3) CONDITIONAL USE PERMIT No. 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.
- 4) REZONING No. 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) NE $\frac{1}{4}$ Section 12 T102N-R50W Benton Township.

Consent Agenda Action

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, & 4 by Commissioner VanDerVliet and seconded by Commissioner Heiberger. The motion passed unanimously with 6 votes in favor and 0 votes against the motion.

Regular Agenda:

- 5) **CONDITIONAL USE PERMIT No. 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.

Conditional Use Permit No. 26 - 12 Minutes:

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

Mark Erickson, of 48475 262nd Street, Valley Springs, SD, explained that he owns a private airport to the southwest of the proposed tower and brought up several concerns he has with the tower location. Mr. Erickson also stated that since the tower is under two-hundred feet then the Federal Aviation Administration (FAA) is not required to approve the tower.

The representatives for the tower, Blair Ransom and Mike Long, addressed the commission and explained the network need and said that they have been in contact with a consultant regarding the FAA rules. They also explained that the county's required 1,300 feet setback from any residence limited their potential locations.

Three other neighbors to the proposed tower also spoke in opposition of the item. They brought up concerns regarding property values, health and safety, and the affect on future building eligibility sales. The neighbors who spoke in opposition were Dan Hup, of 26196 485th Avenue, Valley Springs, SD; Thomas Schuster, of 48518 262nd Street, Valley Springs, SD; and Dale Hanson, of 26143 486th Avenue, Valley Springs, SD.

A motion was made by Commissioner Ralston and seconded by Commissioner Kippley to deny Conditional Use Permit No. 26 – 12. The motion passed unanimously with 6 votes in favor and 0 votes against the motion.

- 6) **CONDITIONAL USE PERMIT No. 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.

Conditional Use Permit No. 26 – 07 Minutes:

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

The petitioner, Brian Jones, briefly explained his business model and stated that he was in favor of the conditions recommended by planning staff.

A motion was made by Commissioner Mohrhauser and seconded by Commissioner VanDerVliet to approve Conditional Use Permit No. 26 – 07 with the staff recommended conditions. A roll call vote was taken and the motion passed with 4 votes in favor and 2 votes against the motion. Commissioners Ralston and Heiberger voted against the motion.

- 7) **ZONING TEXT AMENDMENT No. 26 - 06** to amend the 1990 Revised Zoning Ordinance for Minnehaha County to update Article 24.00 Fees.

Zoning Text Amendment No. 26 – 06 Minutes:

Kevin Hoekman, of county planning staff, presented the ordinance and proposed fee amendments to the commission.

A motion was made by Commissioner Ralston and seconded by Commissioner Mohrhauser to recommend approval of Zoning Text Amendment No. 26 – 06. The motion passed unanimously with 6 votes in favor and 0 votes against the motion.

8) Old Business - None

9) New Business

- a. Briefing and Authorize Notice of Public Hearing for the County Building/Zoning Permit Ordinance Amendments No. 26 - 07, No. 26 - 08 and No. 26 - 09 – County Planning Staff

Briefing/Notice of Hearing Minutes:

Mason Steffen, of county planning staff, explained the proposed ordinance amendments to the commission and requested authorization to publish notice of hearings in the county newspapers.

A motion was made by Commissioner VanDerVliet and seconded by Commissioner Heiberger to authorize a public hearing for Ordinance Amendments 26 - 07, 26 - 08, and 26 - 09 at the April 28, 2026, meeting. The motion passed unanimously with 6 votes in favor and 0 votes against the motion.

ADJOURN – A motion was made to **adjourn** by Commissioner VanDerVliet and seconded by Commissioner Kippley. The motion was approved unanimously. The meeting was adjourned at 8:51 pm.