



MINUTES OF THE JOINT MINNEHAHA COUNTY AND CITY OF DELL RAPIDS 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

City of Dell Rapids Planning Commissioners Present:

Virgil Klein, Commissioner

Steve Hoff, Commissioner

Kurt Peppel, Commissioner

Ben Pierson, Commissioner

County Staff Present:

Kevin Hoekman, Senior Planner

Mason Steffen, Senior Planner

Maggie Gillespie, State's Attorney

City of Dell Rapids Administrative Staff Present:

Steve McFarland, City Administrator

Call to Order

The County Planning Commission was chaired by Commissioner Bonnie Duffy. The City Planning Commission was chaired by Commissioner Virgil Klein. Commissioner Duffy called the Joint Minnehaha County and City of Dell Rapids Planning Commission meeting to order at 7:00 pm.

Public Comment

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

Regular Agenda:

- 1) Approval of Minutes – August 25, 2025

Approval of Minutes:

A motion was made for the County by Commissioner Mohrhauser and seconded by Commissioner Ralston to approve the meeting minutes from August 25, 2025. The motion passed unanimously with 6 votes in favor and 0 votes against the motion.

A motion was made for the City by Commissioner Peppel and seconded by Commissioner Hoff to approve the meeting minutes from August 25, 2025. The motion passed unanimously with 4 votes in favor and 0 votes against the motion.

- 2) ZONING TEXT AMENDMENT No. 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.

Zoning Text Amendment No. 26 - 01 Minutes:

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

The planning commissions asked several questions including if the continuation fee for a conditional use permit would be charged each time an item is continued, if the proposed fees are similar to other jurisdictions, and why planned development text amendments are cheaper than other zoning text amendments. Kevin Hoekman explained that the applicant for a conditional use permit would be charged the \$100 fee each time they request deferral of the item and not just the first time. He also explained that the proposed fees were compared to Lincoln County, Pennington County, and the City of Sioux Falls and that the fees are comparable.

A motion was made for the County by Commissioner Heiberger and seconded by Commissioner VanDerVliet to recommend approval of Zoning Text Amendment No. 26 - 01. The motion passed unanimously with 6 votes in favor and 0 votes against the motion.

A motion was made for the City by Commissioner Peppel and seconded by Commissioner Pierson to recommend approval of Zoning Text Amendment No. 26 - 01. The motion passed unanimously with 4 votes in favor and 0 votes against the motion.

- 3) ZONING TEXT AMENDMENT No. 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.

Zoning Text Amendment No. 26 - 02 Minutes:

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

Commissioner Peppel asked planning staff about the proposed setbacks for accessory dwelling units (ADUs). Commissioner Klein asked planning staff for clarification on the floodplain and floodway regulations in the proposed ordinance. Kevin Hoekman explained that the setbacks for detached accessory dwelling units are less than the primary dwelling in order to allow better flexibility for property owners. He also explained that the floodplain and floodway are two different areas designated on the flood maps and almost no structures are allowed in the floodway.

A motion was made for the County by Commissioner Kippley and seconded by Commissioner Ralston to recommend approval of Zoning Text Amendment No. 26 - 02. The motion passed unanimously with 6 votes in favor and 0 votes against the motion.

A motion was made for the City by Commissioner Hoff and seconded by Commissioner Pierson to recommend approval of Zoning Text Amendment No. 26 - 02. The motion passed unanimously with 4 votes in favor and 0 votes against the motion.

- 4) ZONING TEXT AMENDMENT No. 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.

Zoning Text Amendment No. 26 - 03 Minutes:

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

A motion was made for the County by Commissioner Ralston and seconded by Commissioner Mohrhauser to recommend approval of Zoning Text Amendment No. 26 - 03. The motion passed unanimously with 6 votes in favor and 0 votes against the motion.

A motion was made for the City by Commissioner Pierson and seconded by Commissioner Hoff to recommend approval of Zoning Text Amendment No. 26 - 03. The motion passed unanimously with 4 votes in favor and 0 votes against the motion.

5) Old Business - None

6) New Business - None

ADJOURN – A motion was made for the County to **adjourn** by Commissioner VanDerVliet and seconded by Commissioner Mohrhauser. The motion was approved unanimously. The same motion was made for the City to **adjourn** by Commissioner Pierson and seconded by Commissioner Hoff. The motion was approved unanimously. The meeting was adjourned at 7:20 pm.