



MINUTES OF THE JOINT MINNEHAHA COUNTY AND CITY OF SIOUX FALLS 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 Sioux Falls Planning Commissioners Present:

Aaron Norman, Chair

Erica Mullaly, Commissioner

John Paulson, Commissioner

Dave Van Nieuwenhuyzen, Commissioner

Janet Kittams, Commissioner

County Staff Present:

Kevin Hoekman, Senior Planner

Mason Steffen, Senior Planner

Maggie Gillespie, State's Attorney

City of Sioux Falls Staff Present:

Karla Resendiz, City Planner

Call to Order

The County Planning Commission was chaired by Commissioner Bonnie Duffy. The City Planning Commission was chaired by Commissioner Aaron Norman. Commissioner Duffy called the Joint Minnehaha County and City of Sioux Falls Planning Commission meeting to order at 7:22 pm.

Public Comment

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

Regular Agenda:

- 1) Approval of Minutes – February 23, 2026

Approval of Minutes:

A motion was made for the County by Commissioner Randall and seconded by Commissioner Mohrhauser to approve the meeting minutes from February 23, 2026. The motion passed unanimously with 6 votes in favor and 0 votes against the motion.

A motion was made for the City by Commissioner Kittams and seconded by Commissioner Van Nieuwenhuyzen to approve the meeting minutes from February 23, 2026. The motion passed unanimously with 4 votes in favor and 0 votes against the motion.

- 2) ZONING TEXT AMENDMENT No. 26 - 04 to amend the Revised Joint Zoning Ordinance for Minnehaha County and the City of Sioux Falls to update Article 22.00 Fees.

Zoning Text Amendment No. 26 - 04 Minutes:

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

Commissioner Kippley asked about the proposed fees and how they compare to other jurisdictions. Kevin Hoekman explained that the proposed fees were compared to Lincoln County, Pennington County, and the city of Sioux Falls.

A motion was made for the County by Commissioner Ralston and seconded by Commissioner VanDerVliet to recommend approval of Zoning Text Amendment No. 26 - 04. The motion passed unanimously with 6 votes in favor and 0 votes against the motion.

A motion was made for the City by Commissioner Van Nieuwenhuyzen and seconded by Commissioner Mullaly to recommend approval of Zoning Text Amendment No. 26 - 04. The motion passed unanimously with 4 votes in favor and 0 votes against the motion.

- 3) ZONING TEXT AMENDMENT No. 26 - 05 to amend the Revised Joint Zoning Ordinance for Minnehaha County and the City of Sioux Falls to update the sign regulations within Articles 14.00, 15.00, 17.00, 17A.00 & 24.00.

Zoning Text Amendment No. 26 - 05 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 Randall and seconded by Commissioner Mohrhauser to recommend approval of Zoning Text Amendment No. 26 - 05. The motion passed unanimously with 6 votes in favor and 0 votes against the motion.

A motion was made for the City by Commissioner Kittams and seconded by Commissioner Van Nieuwenhuyzen to recommend approval of Zoning Text Amendment No. 26 - 05. The motion passed unanimously with 4 votes in favor and 0 votes against the motion.

- 4) PUBLIC HEARING for the Adoption of the Shape Sioux Falls 2050 Comprehensive Plan.

Shape Sioux Falls 2050 Comprehensive Plan Minutes:

Fletcher Lacock, of city planning staff, presented the completed comprehensive plan to the commission and explained that the city of Sioux Falls has already adopted the plan. He further explained that the plan will be heard by the Sioux Falls City Council, Lincoln County Commission and Minnehaha County Commission on April 28, 2026, for final adoption in the joint jurisdictions.

Commissioner Kippley commented that he appreciated the city's public engagement process for their comprehensive plan. Commissioner Duffy commented that she appreciated being involved in the city's comprehensive plan process.

A motion was made for the County by Commissioner Kippley and seconded by Commissioner Ralston to recommend approval of the Shape Sioux Falls 2050 Comprehensive Plan. The motion passed unanimously with 6 votes in favor and 0 votes against the motion.

A motion was made for the City by Commissioner Mullaly and seconded by Commissioner Van Nieuwenhuyzen to recommend approval of the Shape Sioux Falls 2050 Comprehensive Plan. 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 Heiberger. The motion was approved unanimously. The same motion was made for the City to **adjourn** by Commissioner Kittams and seconded by Commissioner Van Nieuwenhuyzen. The motion was approved unanimously. The meeting was adjourned at 7:45 pm.