



MINNEHAHA COUNTY PLANNING COMMISSION

Regular Meeting Agenda

Monday, April 27, 2026

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

County Planning Commissioners

Bonnie Duffy, Chair

Becky Randall, Vice-Chair

Adam Mohrhauser, Commissioner

Mike Ralston, Commissioner

Ryan VanDerVliet, Commissioner

Cindy Heiberger, Commissioner

Joe Kippley, County Commissioner

County Planning Staff

Scott Anderson, Planning Director

Kevin Hoekman, Senior Planner

Mason Steffen, Senior Planner

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

C) Public Comments

E) Public Testimony Closed

B) Applicant Presentation

D) Applicant Response

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:

- 1) Approval of Minutes – March 23, 2026
- 2) CONDITIONAL USE PERMIT 26 - 14 to make one building eligibility available on the property legally described as Tract 10 Nelson's Addition S½ Section 26 T102N-R48W Brandon Township.
Petitioner: Randy Nelson
Property Owner: Same
Location: Located at the intersection of North Chestnut Boulevard & East Redwood Boulevard.
Staff Report: Scott Anderson
- 3) CONDITIONAL USE PERMIT 26 - 15 to allow an Accessory Dwelling Unit on the property legally described as Tract 2A Mielke's Addition W½ SW¼ & Tract 2 Mielke's Addition NW¼ SW¼ Section 23 T101N-R51W Wall Lake Township.
Petitioner: Glen Shade
Property Owner: Same
Location: 26564 464th Avenue
Staff Report: Mason Steffen
- 4) CONDITIONAL USE PERMIT 26 – 17 to transfer one building eligibility from the SE¼ SE¼ to Lot 4 (Except Outlot 1) SE¼ all within Section 15 T102N-R52W Humboldt Township.
Petitioner: Steven Lias
Property Owner: Same
Location: Approximately ½-mile southeast of Humboldt
Staff Report: Scott Anderson
- 5) CONDITIONAL USE PERMIT 26 - 18 to transfer one building eligibility from the NE¼ SW¼ to the SW¼ SW¼ all within the SW¼ (Except Larson's Addition and Except H-1 and Except Tract 2) Section 10 T102N-R50W Benton Township.
Petitioner: Derry Benson
Property Owner: Same
Location: Approximately ½-mile southwest of Crooks
Staff Report: Scott Anderson
- 6) CONDITIONAL USE PERMIT 26 - 19 to allow a Dog Boarding Kennel on the property legally described as the S½ S½ NW¼ Section 36 T102N-R51W Hartford Township.
Petitioner: Lucas Fischer
Property Owner: Same
Location: 26140 465th Avenue
Staff Report: Mason Steffen

- 7) CONDITIONAL USE PERMIT 26 - 20 to allow Temporary Fireworks Sales on the property legally described as the North 453.2 Feet West 453.2 Feet W½ NW¼ (Except Tract 1 Gulseth Addition) Section 1 T101N-R48W Split Rock Township.

Petitioner: TJ Cameron

Property Owner: Greg Madetzke

Location: Located directly east of 2501 E Aspen Boulevard

Staff Report: Kevin Hoekman

- 8) CONDITIONAL USE PERMIT 26 - 21 to allow Temporary Fireworks Sales on the property legally described as the SW¼ (Except H-4 and H-5 and Except Tract 1 Shafer's Addition) and Tract 1 CAS NE¼ SW¼ and Gardners Lots 2 & 3 in Tract 3 NW¼ (Except Magnuson Lot 1) Section 10 and Part of SE¼ Lying East of Highway 16 (Except H-1, H-2 and Except Tract 1 Shafer's Second Addition) Section 9 all within T101N-R48W Split Rock Township.

Petitioner: TJ Cameron

Property Owner: Dwane Blachowske

Location: Located to the southeast of the East Madison Street and South Dakota Highway 11 intersection

Staff Report: Kevin Hoekman

Regular Agenda:

- 9) CONDITIONAL USE PERMIT 26 - 16 to exceed 20,000 square feet of Industrial Warehousing Area (requesting 24,000 square feet) on the properties legally described as Lots 1 and 2A Block 3 Green Valley Addition NE¼ Section 12 T102N-R50W Benton Township.

Petitioner: Heartland Contracting LLC

Property Owner: New Direction Equipment Company Holdings LLC

Location: 25728 Cottonwood Avenue

Staff Report: Kevin Hoekman

- 10) ZONING TEXT AMENDMENT 26 - 07 to amend the 1990 Revised Zoning Ordinance for Minnehaha County to update Article 23.00 Building Permits.

Petitioner: County Planning Staff

Staff Report: Mason Steffen

- 11) Old Business

- 12) New Business

- a. Presentation on Data Centers - Scott Sandal

ADJOURN.