



JOINT MINNEHAHA COUNTY AND CITY OF DELL RAPIDS

PLANNING COMMISSION

Regular Meeting Agenda

Monday, May 18, 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

City of Dell Rapids Planning Commissioners

Virgil Klein, Commissioner

Kurt Peppel, Commissioner

John Pollman, Commissioner

Steve Hoff, Commissioner

Ben Pierson, Commissioner

County Planning Staff

Scott Anderson, Planning Director

Kevin Hoekman, Senior Planner

Mason Steffen, Senior Planner

City of Dell Rapids Administrative Staff

Steve McFarland, City Administrator

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) Approval of Minutes – April 27, 2026
- 3) CONDITIONAL USE PERMIT 26 - 13 to allow Temporary Firework Sales on the property legally described as Tract 1B Weelborg's Addition (Except South 250 feet) SE¼ Section 16 & NE¼ Section 21 T104N-R49W Dell Rapids Township.

Petitioner: Shawn Lensing
Property Owner: Same
Location: 24690 475th Avenue
Staff Report: Kevin Hoekman

Regular Agenda:

- 4) REZONING 26 - 05 to rezone from the RR-5 Rural Residential District to the C Commercial District the properties legally described as Overvaag Tracts 10, 11, 12 and 13 SW¼ Section 8 and N½ Section 17 all within T104N-R49W Dell Rapids Township.

Petitioner: Bryan Breitling
Property Owner: Dells Avera Health Center
Location: Located at the intersection of 473rd Avenue and South Dakota Highway 115
Staff Report: Kevin Hoekman

- 5) ZONING TEXT AMENDMENT 26 - 08 to amend the 2001 Revised Joint Zoning Ordinance for Minnehaha County and the City of Dell Rapids to update Article 23.00 Building Permits.

Petitioner: County Planning Staff
Staff Report: Mason Steffen

- 6) Old Business
- 7) New Business

ADJOURN.