



MINNEHAHA COUNTY 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

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 – April 27, 2026
- 2) CONDITIONAL USE PERMIT 26 - 23 to allow an Accessory Dwelling Unit on the property legally described as Lot 1 Nyhus Addition NW¼ Section 7 T104N-R50W Burk Township.
Petitioner: Mark Lee
Property Owner: Same
Location: 24550 466th Avenue
Staff Report: Mason Steffen
- 3) CONDITIONAL USE PERMIT 26 - 24 to amend Conditional Use Permit 15 - 48 for a Class Two Major Home Occupation to allow additional building space on the properties legally described as Tract 1 Siemonsma Addition NW¼ and the N½ NW¼ (Except 6.10 A and Except H-1 and Except Tract 1 Siemonsma Addition) all within Section 15 T103N-R49W Sverdrup Township.
Petitioner: Robert Siemonsma
Property Owner: Robert & Katherine Siemonsma; Tom & Becky Siemonsma
Location: 25224 475th Avenue
Staff Report: Kevin Hoekman
- 4) CONDITIONAL USE PERMIT 26 - 26 to allow a Lounge (Indoor Golf Simulator) on the property legally described as Lot 2 Block 2 Brower Addition SW¼ Section 27 T102N-R51W Hartford Township. Petitioner: Valerie Schaeppi
Property Owner: Onward Property Management LLC
Location: 26070 Brower Circle
Staff Report: Mason Steffen
- 5) CONDITIONAL USE PERMIT 26 - 27 to transfer one building eligibility from the SW¼ NE¼ to the NE¼ NE¼ all within the NE¼ (Except Tract 1) Section 15 T101N-R52W Wellington Township.
Petitioner: Steven & Deborah Grace
Property Owner: Same
Location: 26421 458th Avenue
Staff Report: Mason Steffen

Regular Agenda:

- 6) Old Business
- 7) New Business

ADJOURN.