



MINUTES OF THE MINNEHAHA COUNTY PLANNING COMMISSION

Regular Meeting

Monday, May 18, 2026

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

County Planning Commissioners Present:

Bonnie Duffy, Chair

Mike Ralston, Commissioner

Becky Randall, Vice-Chair

Joe Kippley, County Commissioner

Adam Mohrhauser, Commissioner

County Staff Present:

Scott Anderson, Planning Director

Mason Steffen, Senior Planner

Kevin Hoekman, Senior Planner

Call to Order

Bonnie Duffy chaired the meeting and called the Minnehaha County Planning Commission meeting to order at 8:18 pm.

Public Comment

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

Consent Agenda:

Consent Agenda Action

Commissioner Duffy read each item on the consent agenda, and Item 4 was requested to be moved to the regular agenda by planning staff. A motion was made to approve the consent agenda consisting of Items 1, 2, 3, and 5 by Commissioner Ralston and seconded by Commissioner Kippley. The motion passed unanimously with 4 votes in favor and 0 votes against the motion.

- 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.
- 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.
- 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.

Conditional Use Permit 26 – 26 Minutes:

Conditional Use Permit 26 – 26 was removed from the consent agenda and heard at the beginning of the regular agenda. Mason Steffen, of county planning staff, explained to the commission that the

petitioner had submitted a withdrawal email to staff and that the commission should make a motion to acknowledge the withdrawal.

A motion was made by Commissioner Kippley and seconded by Commissioner Mohrhauser to acknowledge the withdrawal of Conditional Use Permit 26 – 26. The motion passed unanimously with 4 votes in favor and 0 votes against the motion.

- 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.

Regular Agenda:

- 6) Old Business – Scott Anderson, the County Planning Director, reminded the commissioners that the appeal of Conditional Use Permit 26 – 19 to allow a dog kennel will be heard by the County Commission on May 19, 2026.
- 7) New Business - None

ADJOURN – A motion was made to **adjourn** by Commissioner Ralston and seconded by Commissioner Mohrhauser. The motion was approved unanimously. The meeting was adjourned at 8:25 pm.