



MINUTES OF THE JOINT MINNEHAHA COUNTY AND CITY OF DELL RAPIDS 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

Cindy Heiberger, Commissioner

Becky Randall, Vice-Chair

Joe Kippley, County Commissioner

Adam Mohrhauser, Commissioner

City of Dell Rapids Planning Commissioners Present:

Virgil Klein, Commissioner

Kurt Peppel, Commissioner

Steve Hoff, Commissioner

Ben Pierson, Commissioner

County Staff Present:

Scott Anderson, Planning Director

Mason Steffen, Senior Planner

Kevin Hoekman, Senior Planner

City of Dell Rapids Administrative Staff Present:

Mathew Larson, City of Dell Rapids Community and Economic Development Director

Call to Order

The County Planning Commission was chaired by Commissioner Bonnie Duffy. The City Planning Commission was chaired by Commissioner Ben Pierson. Commissioner Duffy called the Joint Minnehaha County and City of Dell Rapids Planning Commission meeting to order at 7:00 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 no items were requested to be moved to the regular agenda.

A motion was made for the County to approve the consent agenda consisting of Items 1, 2, & 3 by Commissioner Ralston and seconded by Commissioner Kippley. The motion passed unanimously with 4 votes in favor and 0 votes against the motion.

A motion was made for the City to approve the consent agenda consisting of Items 1, 2, & 3 by Commissioner Hoff and seconded by Commissioner Pollman. The motion passed unanimously with 4 votes in favor and 0 votes against the motion.

- 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.

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.

Rezoning 26 – 05 Minutes:

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

The petitioner, Bryan Breitling, was present and available for questions. Commissioner Kippley asked for a big picture overview of the project. Mr. Breitling explained that they have been working at improving the existing Dell Rapids hospital, but that a new site is better for future health care in the area. He also mentioned that the site has good access to highways and that this is the first step in a long process.

Several members of the Dell Rapids community were present and spoke in favor of the rezoning. These citizens brought up several reasons why moving the hospital to the new location is better than improving the existing hospital. The also stated that health care is an important resource to the community and that expanding the city to the west towards the interstate will benefit the city. The people who spoke in favor of the rezoning are as follows: Kathy Fiegan, 509 Sunset Drive, Dell Rapids; Brian Phelps, 1120 Wyland Drive, Dell Rapids; Thomas Earley, 302 E 10th Street, Dell Rapids; Dan Klein, 509 E 15th Street, Dell Rapids.

Several neighbors to the rezoning spoke in opposition to rezoning the subject property. These neighbors brought up several issues including that the hospital will create noise, traffic, and other nuisances to the area. They also explained that they feel the rezoning request is premature and that the petitioner should provide studies and other supporting materials before the property is rezoned. The people who spoke in opposition of the rezoning are as follows: Sheba Schlaikjer, 47329 Rolling Hill Drive, Dell Rapids; Melissa Denoon, 24595 473rd Avenue, Dell Rapids; Daniel & Megan Dewitte, 24578 473rd Avenue, Dell Rapids; Kim Shefte, 47262 246th Street, Dell Rapids.

Bryan Breitling returned to the podium to address the comments from the neighbors. He stated that no building plan has been approved and that the studies will be resolved at the conditional use process. He further explained that the hospital will serve people outside of Dell Rapids as well and that the proposed location is the most suitable location.

Commissioner Kippley stated that he would agree with the neighbors about the lack of details if this was the conditional use permit application, but that this is only a rezoning request. He further stated that this rezoning may be overdue because westward movement has been wanted in this area for a while. Commissioner Ralston agreed with Commissioner Kippley and stated that he will want transparency at next steps in the process if hospital goes forward. Commissioner Randall stated that she appreciates everyone's comments and that everyone on the commission takes those comments seriously. She also stated that the purpose of the planning commission is to look at if commercial is the appropriate land use for the property, and she believes that commercial is an appropriate land use

for the property. Commissioner Mohrhauser stated that he appreciates the expressed concerns, but that he believes commercial is the best land use going forward. Finally, Commissioner Kippley stated that he looks forward to much more discussion at conditional use permit process.

Commissioner Peppel stated that the commission is faced with a rezoning question at this meeting and that this is a perfect location for future commercial activity. Commissioner Hoff asked planning staff about the annexation timeline and if the rezoning can be reverted if the hospital does not go forward. Kevin Hoekman explained that the city would have a better idea regarding annexation, but that the rezoning would not revert if the hospital is abandoned and any listed commercial use in the ordinance could take place on the property. Commissioner Klein stated that there was a meeting in Dell Rapids earlier this year and that there was support for the hospital to continue because the citizens did not want to lose the hospital. Commissioner Pierson commented that west and south of the city are corridors that will have commercial development and is necessary to look at opportunities like the proposed rezoning.

A motion was made for the County by Commissioner Kippley and seconded by Commissioner Ralston to recommend approval of Rezoning 26 – 05. The motion passed unanimously with 4 votes in favor and 0 votes against the motion.

A motion was made for the City by Commissioner Peppel and seconded by Commissioner Klein to recommend approval of Rezoning 26 – 05. The motion passed unanimously with 4 votes in favor and 0 votes against the motion.

- 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.

Zoning Text Amendment 26 - 08 Minutes:

Mason Steffen, of county planning staff, presented the staff report and recommendation to the commission. No members of the public spoke regarding the proposed text amendment, and the commission did not ask any questions of planning staff

A motion was made for the County by Commissioner Randall and seconded by Commissioner Ralston to recommend approval of Zoning Text Amendment 26 - 08. The motion passed unanimously with 4 votes in favor and 0 votes against the motion.

A motion was made for the City by Commissioner Peppel and seconded by Commissioner Pollman to recommend approval of Zoning Text Amendment 26 - 08. The motion passed unanimously with 4 votes in favor and 0 votes against the motion.

- 6) Old Business - None

- 7) New Business - None

ADJOURN – A motion was made for the County to **adjourn** by Commissioner Kippley and seconded by Commissioner Mohrhauser. The motion was approved unanimously. The same motion was made for the City to **adjourn** by Commissioner Klein and seconded by Commissioner Hoff. The motion was approved unanimously. The meeting was adjourned at 8:02 pm.