



MINUTES OF THE JOINT MINNEHAHA COUNTY AND CITY OF SIOUX FALLS 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 Morhauser, Commissioner

City of Sioux Falls Planning Commissioners Present:

Bradyn Neises, Chair

Mike Gray, Commissioner

John Paulson, Commissioner

Dana Fisher, Commissioner

Erik Nyberg, Commissioner

County Staff Present:

Scott Anderson, Planning Director

Mason Steffen, Senior Planner

Kevin Hoekman, Senior Planner

City of Sioux Falls Staff Present:

Karla Resendiz, City Planner

Call to Order

The County Planning Commission was chaired by Commissioner Bonnie Duffy. The City Planning Commission was chaired by Commissioner Bradyn Neises. Commissioner Duffy called the Joint Minnehaha County and City of Sioux Falls Planning Commission meeting to order at 8:04 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 and 2 by Commissioner Randall and seconded by Commissioner Morhauser. The motion passed unanimously with 4 votes in favor and 0 votes against the motion.

The same motion was made for the City to approve the consent agenda consisting of Items 1 and 2 by Commissioner Fisher and seconded by Commissioner Nyberg. 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 - 22 to exceed 1,600 square feet of accessory building space (requesting 2,700 square feet) on the property legally described as Tract 66 West Acres SW¼ Section 17 T101N-R50W Wayne Township.

Regular Agenda:

- 3) CONDITIONAL USE PERMIT 26 - 25 to allow Temporary Firework Sales on the property legally described as the North 285 Feet East 445 Feet West 745 Feet NE¼ NE¼ Section 21 T101N-R50W Wayne Township.

Conditional Use Permit 26 – 25 Minutes:

Scott Anderson, the County Planning Director, presented the staff report and recommendation to the commission. Commissioner Fisher asked if the petitioner and property owner are different people, and Scott Anderson confirmed that the petitioner is not the owner of the subject property. The petitioner was not present at the meeting, and no other members of the public spoke on the item

A motion was made for the County by Commissioner Kippley and seconded by Commissioner Randall to deny Conditional Use Permit 26 – 25. The motion passed unanimously with 4 votes in favor and 0 votes against the motion.

A motion was made for the City by Commissioner Nyberg and seconded by Gray to approve Conditional Use Permit 26 – 25. The motion failed unanimously with 0 votes in favor and 4 votes against the motion.

- 4) REZONING 26-01 to rezone from the A-1 Agricultural District to the C Commercial District the properties legally described as Lot 1 & Lot 2 Sundermann Addition S½ SE¼ Section 26 T102N-R50W Benton Township.

Rezoning 26 - 01 Minutes:

Kevin Hoekman, of county planning staff, presented the proposed ordinance amendment to the commission. Kevin explained that the petitioner is still working with the city of Sioux Falls on annexing the property and that an annexation hearing is scheduled for early June. He also requested that the commission defer the item to the July 27 meeting, instead of the June 29 meeting, because there are no other planned items for the June agenda.

A motion was made for the County by Commissioner Ralston and seconded by Commissioner Kippley to defer Rezoning 26 – 01 to the July 27, 2026, meeting. The motion passed unanimously with 4 votes in favor and 0 votes against the motion.

A motion was made for the City by Commissioner Fisher and seconded by Commissioner Gray to defer Rezoning 26 – 01 to the July 27, 2026, meeting. The motion was passed unanimously with 4 votes in favor and 0 votes against the motion.

- 5) Old Business - None
- 6) New Business - None

ADJOURN – A motion was made for the County to **adjourn** by Commissioner Mohrhauser and seconded by Commissioner Kippley. The motion was approved unanimously. The same motion was made for the City to **adjourn** by Commissioner Paulson and seconded by Commissioner Fisher. The motion was approved unanimously. The meeting was adjourned at 8:17 pm.