



MINUTES OF THE MINNEHAHA COUNTY PLANNING COMMISSION

Regular Meeting

Monday, June 29, 2026

County Administration Building, 3rd Floor Commission Chambers

415 N. Dakota Avenue, Sioux Falls, South Dakota 57104

County Planning Commissioners Present:

Bonnie Duffy, Chair

Ryan VanDerVliet, Commissioner

Adam Mohrhauser, Commissioner

Cindy Heiberger, Commissioner

Mike Ralston, Commissioner

County Staff Present:

Scott Anderson, Planning Director

Mason Steffen, Senior Planner

Kevin Hoekman, Senior Planner

Maggie Gillespie, State's Attorney

Call to Order

Bonnie Duffy chaired the meeting and called the Minnehaha County 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 to approve the consent agenda consisting of Items 1, 2, 3, 4, 5, 6, 7, 8, and 9 including all staff recommended conditions by Commissioner Ralston and seconded by Commissioner Heiberger. The motion passed unanimously with 4 votes in favor and 0 votes against the motion. The items approved on the consent agenda are the following:

- 1) Approval of Minutes – May 18, 2026
- 2) CONDITIONAL USE PERMIT 26 – 28 to transfer two building eligibilities from the NW¼ SW¼ within the N½ SE¼ (Except E½ NE¼ NE¼ SE¼ and Except Tract 1 Irvine's Addition and Except H-1) and N½ SW¼ Section 1 T102N-R48W Brandon Township to the NW¼ SW¼ within the N½ SW¼ (Except H-1) Section 6 T102N-R47W Red Rock Township and from the NE¼ SW¼ to the NW¼ SW¼ all within the N½ SW¼ (Except H-1) Section 6 T102N-R47W Red Rock Township.
- 3) CONDITIONAL USE PERMIT 26 – 30 to exceed 2,400 square feet of accessory building area (requesting 4,000 square feet) on the property legally described as the South 30 Feet Lot 11 and All Lots 12 and 13 Gundersons Addition NW¼ NW¼ Section 34 T103N-R49W Sverdrup Township.
- 4) CONDITIONAL USE PERMIT 26 – 31 to amend Conditional Use Permit 19 – 14 to allow Motor Vehicle Sales and Display and to amend the Hours of Operation on the property legally described as Lot 4 Block 4 Brower Addition SW¼ Section 27 T102N-R51W Hartford Township.

- 5) CONDITIONAL USE PERMIT 26 – 32 to transfer three building eligibilities from the NE¼ NW¼, SE¼ NW¼ and SW¼ NW¼ to the NW¼ NW¼ all within the NW¼ (Except Tract 1A Swenson's Addition) Section 8 T102N-R48W Brandon Township.
- 6) CONDITIONAL USE PERMIT 26 – 33 to allow Commercial Vehicle Sales on the property legally described as Lot 9 Block 1 Brower Addition SW¼ Section 27 T102N-R51W Hartford Township.
- 7) CONDITIONAL USE PERMIT 26 – 35 to exceed 3,600 square feet of accessory building area (requesting 8,520 square feet) on the property legally described as McKay's Tracts 1 and 2 NW¼ NE¼ Section 9 T101N-R51W Wall Lake Township.
- 8) CONDITIONAL USE PERMIT 26 – 36 to transfer one building eligibility from Munce Tract Lot 1A NE¼ NE¼ to McKay's Tracts 1 and 2 NW¼ NE¼ all within Section 9 T101N-R51W Wall Lake Township.
- 9) CONDITIONAL USE PERMIT 26 – 38 to allow Temporary Firework Sales on the property legally described as Tract 1 and 2 NW¼ (Except Lot 1 Tract 1) Section 10 T101N-R48W Split Rock Township.

Regular Agenda:

- 10) CONDITIONAL USE PERMIT 26 – 37 to allow a Class C Hog Concentrated Animal Feeding Operation (2,400 Head) on the property legally described as Tract 2 Lerdal Addition SE¼ Section 31 T104N-R47W Highland Township.

Conditional Use Permit 26 – 37 Minutes:

Kevin Hoekman, of county planning staff, presented the staff report and recommendation to the commission. Commissioner Heiberger asked staff about the cost of a State general permit and if there is an ongoing cost. Kevin Hoekman stated that there is a cost for a State general permit, but he believes the main apprehension to a state permit is the impact on the petitioner's construction timeline. Commissioner Ralston asked about the additional fifty-two foot bore hole and if staff would have required a State general permit if they had that information prior to the staff report. Kevin Hoekman stated that water being present in the original bore hole was the main reason for this condition because there was too much unknown on the exact location of the aquifer. He also stated that the commission could add alternative conditions to requiring a State general permit, such as requiring monitoring of the well or third party monitoring of the manure pit. Nick Rowe, of Pro Ag Engineering, was present and available for questions. He stated that a State general permit is typically only required when the operation is located on a shallow aquifer and he presented maps to support that the property is not on a shallow aquifer. Mr. Rowe also presented the data from the fifty-two foot bore hole that shows there is no shallow aquifer at the proposed barn location, and that he believes the condition requiring a State general permit is unnecessary. Commissioner Mohrhauser asked Mr. Rowe how deep the manure pit will be below the barn. Nick Rowe explained that the manure pit will be five feet into the ground. The petitioner, Chad Stoterau, explained his business plan to the commission and stated that his barn will be a state of the art facility with several features to help reduce the smell from the operation. Mr. Stoterau also explained that he had discussed his operation with planning staff several times before applying for the conditional use permit, and at no time during these discussions did staff mention that a State general permit would be required. Finally, Mr. Stoterau stated that he believes requiring a State general permit for his barn is arbitrary and asked the commission to remove condition six from the conditional use permit. Cherly Bosma, of 48411 250th Street, Garretson, SD, addressed the commission with her opposition to the proposed facility. She stated that her and her husband are opposed to the barn and that they are concerned about the water quality of their well and the smell from the operation. Commissioner Mohrhauser stated that the petitioner had reached out to him prior to the meeting to ask questions and that he had explained to the petitioner that he needed to come to the meeting to state his case. Commissioner VanDerVliet stated that after the additional information provided he sees no reason to keep condition six requiring a State general permit.

A motion was made by Commissioner VanDerVliet and seconded by Commissioner Ralston to approve Conditional Use Permit 26 – 37 with the staff recommended conditions, except condition six. The motion passed unanimously with 4 votes in favor and 0 votes against the motion.

- 11) CONDITIONAL USE PERMIT 26 – 39 to amend Conditional Use Permit 01 – 58 to expand the Sanitary Landfill on the properties legally described as Tract 1 Sioux Falls Landfill Addition Section 35 and Tract 1 Sioux Falls Landfill Addition E½ Section 34 to include the property legally described as the W½ NE¼ (Except R-1 and Except South 200 Feet) Section 34 all within T101N-R51W Wall Lake Township.

Conditional Use Permit 26 – 39 Minutes:

Kevin Hoekman, of county planning staff, presented the staff report and recommendation to the commission. Luke Rodig, of Burns and McDonnell Engineering, was present and available for questions. The City of Sioux Falls Landfill Superintendent, Don Kuper, was also present at the meeting. Mr. Rodig explained that a comprehensive permit application had already been sent to the State Department of Agriculture and Natural Resources for review and stated that the low permeability of the soil on the site makes it an ideal location for a landfill. Don Kuper thanked the commission for considering their request and stated that this is the most sustainable way for the city to continue their solid waste disposal programs. Commissioner Mohrhauser asked about the projected lifespan of the landfill and if the population growth of the area was considered in this projection. Mr. Rodig stated that the expansion will add a projected thirty-seven years to the lifespan of the landfill and that this projection includes the potential growth in the area. Dan Brandt, of 46408 267th Street, Hartford, SD, was the only member of the public to speak on the proposed landfill expansion. Mr. Brandt stated that the landfill has made efforts to be a good neighbor but asked if the proposed berm to the north of the expansion area could be expanded to further screen the site from his property. Mr. Rodig explained that the area where Mr. Brandt would like the additional berm is carved out to allow for drainage on the site, but the landfill could explore alternatives such as landscaping.

A motion was made by Commissioner VanDerVliet and seconded by Commissioner Heiberger to approve Conditional Use Permit 26 – 39 with the staff recommended conditions. The motion passed unanimously with 4 votes in favor and 0 votes against the motion.

- 12) CONDITIONAL USE PERMIT 26 – 16 to exceed 20,000 square feet of Industrial Warehousing Area (requesting 24,000 square feet) on the properties legally described as Lots 1 and 2A Block 3 Green Valley Addition NE¼ Section 12 T102N-R50W Benton Township.

Conditional Use Permit 26 - 16 Minutes:

Kevin Hoekman, of county planning staff, presented the staff report and recommendation to the commission. Commissioner Mohrhauser asked staff where the original fence was to be located versus where the petitioner is now proposing to place the fence. Kevin explained that the fence was originally going to enclose a larger area to the east, along the interstate, but that the new area will be a smaller area closer to the existing building and proposed addition. The petitioner James Krier, of Heartland Contracting, was present and available for questions. The commission did not have any questions for the petitioner, and no members of the public were present to speak on the item.

A motion was made by Commissioner Mohrhauser and seconded by Commissioner Ralston to approve Conditional Use Permit 26 – 16 with the staff recommended conditions. The motioned passed unanimously with 4 votes in favor and 0 votes against the motion.

13) Old Business

Old Business Minutes:

No items were discussed under old business.

14) New Business

New Business Minutes:

Scott Anderson, the County Planning Director, explained to the commission that Mason Steffen recently celebrated his five-year anniversary with the county and presented him with a certificate of recognition.

Adjourn:

A motion was made to **adjourn** by Commissioner Heiberger and seconded by Commissioner Mohrhauser. The motion was approved unanimously. The meeting was adjourned at 7:54 pm.