



MINNEHAHA COUNTY PLANNING COMMISSION

Regular Meeting Agenda

Monday, July 27, 2026

Carnegie Town Hall, Council Chambers

235 W 10th Street, 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 – June 29, 2026
- 2) CONDITIONAL USE PERMIT 26 – 40 to allow an Accessory Dwelling Unit on the property legally described as Tract 1 Jordan’s Addition S½ SE¼ Section 19 T101N-R51W Wall Lake Township.
Petitioner: Verlyn Bleyenbergh
Property Owner: Same
Location: 46084 266th Street
Staff Report: Mason Steffen
- 3) CONDITIONAL USE PERMIT 26 – 41 to exceed 3,600 square feet of accessory building area (requesting 4,000 square feet) on the property legally described as Tract 2 Agre Tracts W½ SE¼ Section 16 T102N-R48W Brandon Township.
Petitioner: Eric and Rebecca Shuman
Property Owner: Same
Location: 48064 259th Street
Staff Report: Mason Steffen
- 4) CONDITIONAL USE PERMIT 26 – 43 to allow an Accessory Dwelling Unit on the property legally described as Tract 3C Ericson’s Addition NE¼ Section 20 T102N-R48W Brandon Township.
Petitioner: Alex Coughlin
Property Owner: Same
Location: 47995 259th Street
Staff Report: Mason Steffen
- 5) CONDITIONAL USE PERMIT 26 – 44 to allow a Class One Major Home Occupation (Horse Therapy) on the property legally described as Lot 1 Streich’s Addition North 990 Feet W½ NW¼ Section 34 T101N-R48W Split Rock Township.
Petitioner: Josh Eggers
Property Owner: Same
Location: 26704 481st Avenue
Staff Report: Kevin Hoekman
- 6) CONDITIONAL USE PERMIT 26 – 45 to allow a Class One Major Home Occupation (Car Detailing) on the property legally described as South 261.19 Feet East 298.32 Feet NE¼ Section 7 T104N-R48W Logan Township.
Petitioner: Randal Smith
Property Owner: Same
Location: 47896 Jasper Street
Staff Report: Kevin Hoekman
- 7) REZONING 26 – 07 to rezone from the A-1 Agricultural District to the C Commercial District the property legally described as the East 1581.78 Feet of the South 567.87 Feet (Except H-1) NE¼ Section 29 T102N-R47W Red Rock Township.
Petitioner: Spader Inc.
Property Owner: John Vis
Location: 26037 486th Avenue
Staff Report: Kevin Hoekman

8) FINAL DEVELOPMENT PLAN 26 – 01

Petitioner: Bruce Vollan

Property Owner: John Schreurs; Ransom LLC

Location: 47676 254th Street

Staff Report: Scott Anderson

Regular Agenda:

9) REZONING 26 – 06 to rezone from the A-1 Agricultural District to the RR Rural Residential District the properties legally described as Lots 3 and 4 Hayes 1st Addition Section 23 T101N-R48W Split Rock Township.

Petitioner: Todd Egge

Property Owner: Todd Egge; Karen Roe

Location: 48282 and 48285 Creekview Circle

Staff Report: Mason Steffen

10) Old Business

11) New Business

ADJOURN.