



MINUTES OF THE MINNEHAHA COUNTY PLANNING COMMISSION

Regular Meeting

Monday, July 27, 2026, 7:00 p.m.

Carnegie Town Hall, Council Chambers

235 W 10th Street, Sioux Falls, South Dakota 57104

County Planning Commissioners Present:

Bonnie Duffy, Chair

Becky Randall, Vice-Chair

Adam Mohrhauser, Commissioner

Mike Ralston, Commissioner

Ryan VanDerVliet, Commissioner

Cindy Heiberger, Commissioner

Joe Kippley, County Commissioner

County Staff Present:

Scott Anderson, Planning Director

Kevin Hoekman, Senior Planner

Mason Steffen, Senior Planner

Eric Bogue, State's Attorney

Call to Order

Bonnie Duffy chaired the meeting and called the Minnehaha County Planning Commission meeting to order at 7:32 p.m.

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, and 8 including all staff recommended conditions by Commissioner Heiberger and seconded by Commissioner Randall. The motion passed unanimously with 6 votes in favor and 0 votes against the motion. The items approved on the consent agenda are the following:

- 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.
- 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.
- 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.
- 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.

- 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.
- 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.
- 8) **FINAL DEVELOPMENT PLAN 26 – 01**

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.

Rezoning 26 – 06 Minutes:

Chair Duffy stated that she will be recusing herself from the hearing on the proposed rezoning. Vice-Chair Randall presided over the rest of the hearing for this item.

Mason Steffen, of county planning staff, presented the staff report and recommendation to the commission. Todd Egge was present and addressed the commission with his issues on the staff report and recommendation. He also provided the commission with an exhibit showing how he wants to develop the lots and stated that he only wants to add two one and half acre lots to the subdivision. Mr. Egge also disagreed with planning staff and stated that the Creekview Circle cul-de-sac does exist, that Creekview Circle is wider than a regular driveway, and that the road maintenance is shared between the existing property owners. Mr. Egge further stated that more growth will benefit the area and that he has had conversations with several Brandon officials that would welcome the development. Ron Roe, of 48282 Creekview Circle, Brandon, was also present and stated that he bought his lot in the subdivision fifty years ago and at that time the developer was only selling five acre lots. He explained that these lots were not selling, so the developer split two of the five acre lots into the smaller lots that exist today. Mr. Roe finally stated that Todd Egge is requesting to do something similar and that he should be allowed to split the lots. After public comment the commissioners and planning staff discussed several topics. Commissioner Kippley commented that he is generally sympathetic to new residential growth and that the adoption of the new comprehensive plan was supposed to help show developers a way to get to yes. However, he stated that this rezoning request does not fit with the criteria in the comprehensive plan, so he is inclined to deny the request. Commissioner Heiberger asked why a planned development district could not be considered to allow additional dwellings. Mason Steffen explained that planned developments are typically only used to allow a mix of uses from different development districts. There was also a discussion about building eligibilities and the fact that approval of this request would set a precedent for other areas in the county.

A motion was made by Commissioner Kippley and seconded by Commissioner Ralston to recommend denial of Rezoning 26 – 06. The motion passed unanimously with 5 votes in favor and 0 votes against the motion.

- 10) **Old Business**

Old Business Minutes:

No items were discussed under old business.

11) New Business

New Business Minutes:

No items were discussed under new business.

Adjourn:

A motion was made by Commissioner VanDerVliet and seconded by Commissioner Heiberger to **adjourn**. The motion was approved unanimously. The meeting was adjourned at 8:04 p.m.