



MINUTES OF THE JOINT MINNEHAHA COUNTY AND CITY OF SIOUX FALLS BOARD OF ADJUSTMENT

Regular Meeting

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

Carnegie Town Hall, Council Chambers

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

County Planning Commissioners Present:

Becky Randall, Vice-Chair

Adam Morhauser, Commissioner

Mike Ralston, Commissioner

Ryan VanDerVliet, Commissioner

Cindy Heiberger, Commissioner

Joe Kippley, County Commissioner

City of Sioux Falls Planning Commissioners Present:

Aaron Norman, Chair

Erica Mullaly, Commissioner

Brad Jans, Commissioner

Janet Kittams, Commissioner

Dave Van Nieuwenhuyzen, Commissioner

Erik Nyberg, Commissioner

County Staff Present:

Scott Anderson, Planning Director

Kevin Hoekman, Senior Planner

Mason Steffen, Senior Planner

Eric Bogue, State's Attorney

City of Sioux Falls Staff Present:

Karla Resendiz, City Planner

Call to Order

Commissioner Bonnie Duffy recused herself from the Joint Board of Adjustment meeting. The County Board of Adjustment was chaired by Commissioner Becky Randall. The City Board of Adjustment was chaired by Commissioner Aaron Norman. Commissioner Randall called the Joint Minnehaha County and City of Sioux Falls Boards of Adjustment meeting to order at 7:04 p.m.

Public Comment

Commissioner Randall opened the floor for public comment, and nobody moved to speak.

Regular Agenda:

- 1) Approval of Minutes – September 23, 2019

Approval of Minutes Motion:

A motion was made for the County by Commissioner Mohrhauser and seconded by Commissioner Ralston to approve the meeting minutes from September 23, 2019. The motion passed unanimously with 5 votes in favor and 0 votes against the motion.

A motion was made for the City by Commissioner Mullaly and seconded by Commissioner Van Nieuwenhuyzen to approve the meeting minutes from September 23, 2019. The motion passed unanimously with 5 votes in favor and 0 votes against the motion.

- 2) VARIANCE 26 – 01 to reduce the required side yard setback from 10 feet to 0 feet on the property legally described as Lots 1A and 2A Tract 3 Pleasant View Acres N½ SE¼ and S½ NE¼ Section 19 T101N-R48W Split Rock Township.

Variance 26 - 01 Minutes:

Scott Anderson, the County Planning Director, presented the staff report and recommendation to the commission. Commissioner Nyberg asked staff if a building permit was obtained for the addition to the building. Scott explained that a building permit was obtained earlier this year, but that the petitioner did not state that this was their intent during that process. Todd Egge was present and addressed the commission with his issues on the denial recommendation from planning staff. Mr. Egge brought up several issues including that the addition has been fully approved by the county building inspector, the elevation change on the property is a hardship, and that the neighboring building to the west is split into multiple lots. Two members of the public spoke on the variance request. Dan Gary, of 6405 East Quartzite Drive, Sioux Falls, and Jim Berman, of 1932 South Firefly Drive, Sioux Falls. Mr. Gary stated that he believes Mr. Egge is being unfairly treated. He also stated that he works with the Split Rock Township Fire Department and that he does not see any fire code issues with this request. Mr. Berman stated that he was a representative from Dakota News Now, which owns a satellite farm to the southwest of the property, and that he wanted to be present at the meeting to ensure this request did not impact this farm. After public comment the commissioners and planning staff discussed the distinction between this property and the property to the west, the fire code issues brought up from the city staff comments, and if there was a sufficient hardship for the petitioner. Commissioner Jans asked city staff why the property had not been considered for annexation. Karla Resendiz, of city planning staff, stated that the area is already developed and difficult to annex into the city.

A motion was made for the County by Commissioner Ralston and seconded by Commissioner Heiberger to deny Variance 26 – 01. The motion passed with 4 votes in favor and 1 votes against the motion. Commissioner VanDerVliet voted against the motion.

A motion was made for the City by Commissioner Nyberg and seconded by Commissioner Kittams to approve Variance 26 – 01. The motion failed unanimously with 0 votes in favor and 5 votes against the motion.

- 3) Old Business

Old Business Minutes:

No items were discussed under old business.

- 4) New Business

New Business Minutes:

No Items were discussed under new business.

Adjourn:

A motion was made for the County by Commissioner VanDerVliet and seconded by Commissioner Heiberger to **adjourn**. The motion was approved unanimously. The same motion was made for the City by Commissioner Van Nieuwenhuyzen and seconded by Commissioner Kittams to **adjourn**. The motion was approved unanimously. The meeting was adjourned at 7:31 pm.