



MINNEHAHA COUNTY PLANNING COMMISSION

Regular Meeting Agenda

Monday, August 24, 2026, at 7:00 p.m.

County Administration Building, 3rd Floor Commission Chambers
415 N. Dakota Avenue, 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 – July 27, 2026
- 2) CONDITIONAL USE PERMIT 26 – 46 to allow Motor Vehicle Sales on the property legally described as Tract 1 Klein Addition SE¼ Section 26 T101N-R48W Split Rock Township.

Petitioner: Daniel Yanes
Property Owner: Yanes Properties LLC
Location: 26677 483rd Avenue
Staff Report: Mason Steffen
- 3) CONDITIONAL USE PERMIT 26 – 47 to allow a Kennel (Dog Grooming) on the property legally described as the South 520 Feet East 1045 Feet (Except Sachen's Tract 1) SE¼ Section 31 T102N-R47W Red Rock Township.

Petitioner: Christie Huff
Property Owner: Same
Location: 48484 262nd Street
Staff Report: Kevin Hoekman
- 4) CONDITIONAL USE PERMIT 26 – 49 to allow an Accessory Dwelling Unit on the property legally described as the Tract 1 Dickmann Addition Section 23 T101N-R48W Split Rock Township.

Petitioner: Charles Dickmann
Property Owner: Teresa Kilburn
Location: 26551 483rd Avenue
Staff Report: Mason Steffen
- 5) CONDITIONAL USE PERMIT 26 – 50 to exceed 3,600 square feet of accessory building space (requesting 8,410 square feet) on the property legally described as the NW¼ SW¼ (Except H-2, H-3 and Except Tract 1 Marshall's Addition) Section 7 T102N-R49W Mapleton Township.

Petitioner: Volodymyr Shkinder
Property Owner: Same
Location: 25758 472nd Avenue
Staff Report: Kevin Hoekman
- 6) CONDITIONAL USE PERMIT 26 – 51 to transfer one building eligibility from the NE¼ SE¼ (Ex. North 990 Feet East 660 Feet) to the SE¼ SE¼ (Except Solberg Addition) all within Section 30 T103N-R49W Sverdrup Township.

Petitioner: Jayne and Lloyd Solberg
Property Owner: Same
Location: Located ¼-mile north of the 255th Street and 473rd Avenue intersection
Staff Report: Mason Steffen
- 7) CONDITIONAL USE PERMIT 26 – 52 to allow an Agricultural Related Operation on the property legally described as the Tract 4 Dubbelde Addition N½ NW¼ Section 35 T103N-R48W Edison Township.

Petitioner: Jesse Boyer
Property Owner: Same
Location: 48219 255th Street
Staff Report: Kevin Hoekman

Regular Agenda:

8) Old Business

9) New Business

A. Briefing on Draft Ordinance for Data Center Regulations – Scott Anderson, Planner Director

ADJOURN.