



JOINT MINNEHAHA COUNTY AND CITY OF SIOUX FALLS 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 Morhauser, 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

City of Sioux Falls Planning Commissioners

Bradyn Neises

Bradley Jans

Dave Van Nieuwenhuyzen

Ryan Olson

Erica Mullaly

Janet Kittams

Aaron Norman

Mike Gray

Erik Nyberg

City of Sioux Falls Planning Staff

Karla Resendiz, City 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 – 48 to exceed 3,600 square feet of accessory building space (requesting 7,780 square feet) on the property legally described as Lot 1 Westhoff Addition NW¼ NE¼ Section 18 T101N-R48W Split Rock Township.

Petitioner: John and Linda Spade
Property Owner: Same
Location: 6801 East Madison Street
Staff Report: Scott Anderson

Regular Agenda:

- 3) Old Business
- 4) New Business

ADJOURN.
