



MINUTES OF THE MINNEHAHA COUNTY PLANNING COMMISSION

Regular Meeting

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 Present:

Bonnie Duffy, 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 7:08 pm.

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 Item 3 was requested to be moved to the regular agenda. A motion was made to approve the consent agenda consisting of Items 1, 2, 4, 5, 6, and 7 including all staff recommended conditions by Commissioner Heiberger and seconded by Commissioner Ralston. The motion passed unanimously with 5 votes in favor and 0 votes against the motion. The items approved on the consent agenda are the following:

- 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.
- 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.

Conditional Use Permit 26 – 47 Minutes

Conditional Use Permit 26 – 47 was removed from the consent agenda and heard at the beginning of the regular agenda. Kevin Hoekman, of county planning staff, presented the staff report and recommendation to the commission. The petitioner, Christie Huff, was present and available for questions. Donna and Gerald Larson, of 26195 485th Avenue, Valley Springs, stated that they were concerned about the operation becoming an overnight boarding kennel. It was clarified by planning

staff that the operation will be limited to grooming only, and that there is a condition that no overnight boarding will be allowed.

A motion was made by Commissioner Kippley and seconded by Commissioner Heiberger to approve Conditional Use Permit 26 – 47 with the staff recommended conditions. The motion passed unanimously with 5 votes in favor and 0 votes against the motion.

- 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.
- 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.
- 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.
- 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.

Regular Agenda:

- 8) Old Business

Old Business Minutes:

No items were discussed under old business.

- 9) New Business

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

New Business Minutes:

Scott Anderson, the County Planning Director, presented the background on the county's research about data centers and the draft ordinance language. The planning commission and staff discussed each section presented and had in depth discussion on the definition of data centers, proposed setbacks for data centers to certain land uses, and the potential noise regulations. After this discussion, Chair Duffy gave the public one hour for public testimony, and several members of the audience spoke on the draft data center regulations. Comments from the audience included appreciation for the county being transparent and allowing public comment, the desire for a public advisory committee, the desire for prohibitive regulations, and the desire for more stringent utility usage and other reports from data center operators. The members of the public who spoke during public testimony are the following: Jennifer McNamara, Jean Childs, Julia Natvig, Susie Pratt, Kaitlin Music, Amanda Kendall, Byron Peterson, Amanda Potter, Megan Tschetter, John Kunnari, Tessa Schwans, and Chase Jensen. These members represented a wide range of organizations including Let Sioux Falls Vote, South Dakota for Data Center Transparency, Dakota Rural Action, current and prospective South Dakota House of Representative members, and private property owners.

Adjourn:

A motion was made to **adjourn** by Commissioner Kippley and seconded by Commissioner Ralston. The motion was approved unanimously. The meeting was adjourned at 8:55 pm.