



MINNEHAHA COUNTY PLANNING COMMISSION

Regular Meeting Agenda

Monday, September 28, 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

Maggie Gillespie, State's Attorney

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 – August 24, 2026
- 2) CONDITIONAL USE PERMIT 26 – 53 to transfer three building eligibilities from the SW¼ (Except Tract 1 Lias Addition and Except Water Tower Addition Number 2 and Except H-1) Section 15 to Lots 5 and 6 SW¼ Section 14 all within T102N-R52W Humboldt Township.
Petitioner: Steven Lias
Property Owner: Same
Location: Approximately ½-mile southeast of Humboldt, along 259th Street
Staff Report: Scott Anderson
- 3) CONDITIONAL USE PERMIT 26 – 55 to transfer two building eligibilities from Tract 1A Olson’s Addition NW¼ to the NE¼ (Except Theis Addition) all within Section 17 T101N-R47W Valley Springs.
Petitioner: Boucher Holdings LLC
Property Owner: Boucher Holdings LLC; Linda Elliott Revocable Trust
Location: Approximately 2 miles southwest of Valley Springs
Staff Report: Mason Steffen
- 4) CONDITIONAL USE PERMIT 26 – 56 to allow Outdoor Industrial Storage on the property legally described as Lot 2 Block 1 Green Valley Addition NE¼ Section 12 T102N-R50W Benton Township.
Petitioner: SMJM Properties LLC
Property Owner: Brad Hillman
Location: 47174 Haylie Street
Staff Report: Mason Steffen
- 5) CONDITIONAL USE PERMIT 26 – 57 to exceed 3,600 square feet of accessory building space (requesting 7,344 square feet) on the property legally described as Tract 2 Krier Addition NE¼ NE¼ Section 9 T101N-R51W Wall Lake Township.
Petitioner: ParCorp LLC
Property Owner: Same
Location: 26315 463rd Avenue
Staff Report: Mason Steffen
- 6) CONDITIONAL USE PERMIT 26 – 59 to allow a Dog Kennel on the property legally described as Tract 1 Rovang’s Addition in the South 60 Acres NE¼ Section 21 T102N-R48W Brandon Township.
Petitioner: William Kreider
Property Owner: Same
Location: 25939 481st Avenue
Staff Report: Kevin Hoekman
- 7) REZONING 26 – 08 to rezone from the A-1 Agricultural and R-1 Residential Districts to the I-1 Light Industrial District the property legally described as the West 607 Feet of the North 383 Feet of Tract 1 Sweetman Addition N½ NW¼ Section 26 T102N-R48W Brandon Township.
Petitioner: BJ and J Farms LLC
Property Owner: Knife River LLC
Location: 26014 482nd Avenue
Staff Report: Kevin Hoekman

Regular Agenda:

8) Old Business

A. Discussion on Data Centers – Scott Anderson, Planner Director

9) New Business

ADJOURN.