

City of Mobridge

114 1st Avenue East
Mobridge, SD 57601

605-845-3555

MINUTES

Mobridge City Planning & Zoning Commission

Tuesday – January 5, 2016

5:30 pm – Mobridge City Hall

Pursuant to due call and notice thereof, a meeting of the Planning and Zoning Commission for the City of Mobridge South Dakota was duly held in the City Hall on Tuesday, January 5, 2016 at 5:30 pm.

Members present were Tom Singer, Liz Rische, and Curtis Reichert. Also present was Zoning Officer Christine Goldsmith. Absent: Lou Novich and Duane Martin. Members of the public were also present and the sign-in sheet is included as an attachment to these minutes.

Motion to adopt the agenda made by Rische, second by Reichert; all present voted in favor, motion carried.

Public hearing: The I-90 Fuel Service company applied for a variance for property located at 505 E Grand Crossing, Mobridge SD, legally described as lots 10, 11, & 12, block 1, Eklo's Addition, Mobridge. The purpose of the variance is to construct a new commercial building in the previous building's location closer to the south lot line than allowable per the setbacks for general commercial zone adjoining a residential district. Company representatives and the general contractor were present to describe the project and answer questions of the Commission. No one appeared from the neighborhood to object to the project, however, a written communication was provided to the Commission from the property owner adjoining the south side of the Fuel Service lot. This communication included questions and comments between the property owner (Ambrose Mitzel) and the owner of Fuel Service (Tom Howes). After review of the email exchange, the Commission had no further questions for the company. Company representative Curt Erikson stated that any damage to Mr. Mitzel's property that occurred during construction would be repaired at the company's expense and they would respect his property boundaries when removing snow in the future.

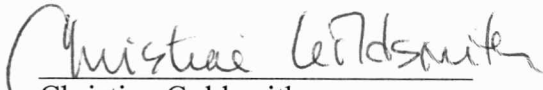
Motion to approve the variance as presented made by Rische, second by Reichert; all present voted in favor, motion carried.

Goldsmith informed the Commission that Mr. Novich has resigned due to health reasons effective immediately.

In other business, updated zoning maps approved by City Council last September 2015 were distributed to Commission members.

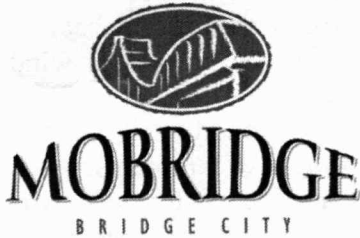
Motion to adjourn at 6:12 pm made by Rische, second by Reichert, all present voted in favor, motion carried.

Submitted by:


Christine Goldsmith
Zoning Officer

Approved by:

Tom Singer



City of Mobridge

114 1st Avenue East
Mobridge, SD 57601

605-845-3555

MINUTES

Mobridge City Planning & Zoning Commission

Monday-February 29, 2016

5:30 pm – Mobridge City Hall

Pursuant to due call and notice thereof, a meeting of the Planning and Zoning Commission for the City of Mobridge South Dakota was duly held in the City Hall on Monday, February 29, 2016 at 5:30 pm.

Members present were Tom Singer, Liz Rische, Curtis Reichert and Duane Martin. Also present was New Zoning Officer Cynthia Rische and outgoing Zoning Officer Christine Goldsmith. Absent: Anita Harrison. Members of the public were also present and the sign-in sheet is included as an attachment to these minutes.

Motion to approve the January 5th Zoning Minutes made by Reichert, second by Rische; all present voted in favor, motion carried.

Motion to discuss the Conditional Use Permit Application for Carla and Chris Lang (West Side Meats) for the property located at 1210 Lakefront Drive, Mobridge SD, legally described as Track 7, Mobridge, zoned Industrial I-2, made by Reichert, second by Rische. The purpose of the conditional use permit is for a Slaughter House where up to 30 head / week will be butchered. It is the intent to reuse the existing buildings on the property. No one appeared from the neighborhood to object to the project. There was discussion regarding if there were any plans for holding pens for cattle which would increase the 30 head /week which was indicated on the conditional use permit application. Zoning Officer Rische advised that there was no indication of having holding pens and that the 30 head /week, included all types of animals not just livestock. Goldsmith talked about the process and steps that have to be taken in order for their plumber Jason Frasier to be in compliance with the State of South Dakota. Goldsmith stated that Jason is working with the DENR to ensure that all the proper steps are in place for all the plumbing and the blood drainage system.

Motion to approve the Conditional Use Permit as presented made by Martin, second by Reichert; all present voted in favor, motion carried.

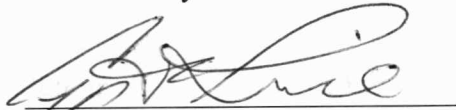
In other business, Martin asked if City was okay doing the building permits for the 3-mile radius outside the City Limits. Martin stated that this way the city has control of the growth and type of buildings/ business in this 3-mile radius. Zoning Officer Rische and City Administer Christine Goldsmith both agreed it would be in the City's best interest to continuing to do the building permits within the 3miles radius outside the city limits.

Zoning Officer Rische proposed doing a "Fast Track" building permit fee. Zoning Officer Rische described that there would be \$100 fee added on if someone absolutely had to have the building permit within 1-2 days. Right now the turnaround for a building permit is 1-2 weeks, depends on what it is for and if additional information is needed. Discussed if it should be for small specific project i.e. windows, new shed etc., not large project like new houses, additions etc. Motion to take the "Fast Track" building fee proposal to the City Council for their approval, made by Martin, second by Rische.

Zoning Officer Rische proposed to update the building permit application to make it more user friendly. Zoning Officer Rische also advised that there is no sign or conditional use application for the City of Mobridge. Zoning Officer Rische advised she will put these together and propose them at the next zoning meeting.


Motion to adjourn at 6:10 pm made by Reichert, second by Rische, all present voted in favor, motion carried.

Submitted by:

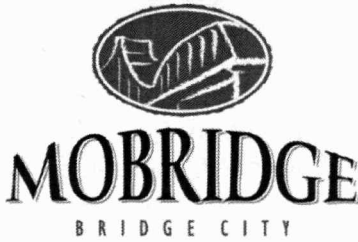


Cindy Rische
Zoning Officer

Approved by:



Tom Singer
President - Planning & Zoning Commission



City of Mobridge

114 1st Avenue East
Mobridge, SD 57601

605-845-3555

MINUTES

Mobridge City Planning & Zoning Commission
Thursday, April 14, 2016
5:30 pm – Mobridge City Hall

Pursuant to due call and notice thereof, a meeting of the Planning and Zoning Commission for the City of Mobridge South Dakota was duly held in the City Hall on Thursday, April 14, 2016 at 5:30 pm.

Members present were Tom Singer, Liz Rische, and Duane Martin. Also present was City Administrator Christine Goldsmith and West River Telecom Plant Manager James Byerley. Absent: Anita Harrison and Curt Reichert. Members of the public were also present and the sign-in sheet is included as an attachment to these minutes.

Motion to adopt the Planning & Zoning Agenda for April 14, 2016 made by Rische, second by Martin, all present voted in favor, motion carried.

Motion to approve the February 29, 2016 Planning and Zoning Minutes made by Martin, second by Rische; all present voted in favor, motion carried.

Motion to discuss the Rezoning Petition for West River Telecom, 415 3rd Ave E, Mobridge SD. Legal Description: Lot 1-4, Block 19, Milwaukee Land CD 1st Addition to the City of Mobridge. The purpose of this rezoning petition will be to rezone Lot 4, from Residential R-2 to General Commercial GC, which will allow construction of a new building on Lots 1-4. Such rezoning petition may be considered only upon special hearing. No one appeared from the neighborhood to object to the project. There was discussion regarding on how close the new building and parking lot would be to the exiting residence. West River Telecom Representative James Byerley advised they will be putting up a privacy fence that will cut down on the noise etc., on Lot 4 lot line that separates their property from the existing residence. Byerley stated that the new WRT building will face Grand Crossing and entrance and exit will be on 3rd Avenue East.

Motion to approve the Rezoning Petition for Lot 4, Block 19 from Residential R-2 to General Commercial as presented made by Martin, second by Rische; all present voted in favor, motion carried.

In other business, Zoning Officer Cynthia Rische presented the new Conditional Use Permit Application and the revised Variance Application. Zoning Officer Rische advised that City of Mobridge did not have a Conditional Use Permit Application only a Variance Permit Application. City Administrator Christine Goldsmith stated that there are different requirements for these two types of Permit Applications. Having two separate applications lessens the confusion and outlines what is required specifically for each Permit Application. Zoning Officer Rische advised that both of these forms are on the City's Website along with the building permit.

Thomas J. Singer, PRES.

Planning and Zoning Members liked that new Conditional Use Permit Application and the revised Variance Permit Application. Like that each one has specification for what was required of the applicant.

Zoning Officer Rische advised that the next Planning and Zoning meeting will be May 5th, to discuss a Conditional Use Permit for Clint Jacobson. Zoning Officer Rische advised that the Conditional Use Permit was for an Electrical business with living quarters in a Heavy Industrial Zoned Area. An email will be sent out to all the board members with all the pertinent information for this Conditional Use Permit. Martin asked that an email reminder be sent out a day prior for any hearings.

Zoning Officer Rische and City Administrator Christine Goldsmith discussed the FAA safety zone requirement for the Mobridge Municipal Airport and that the FAA as well as State has to approve the building/ buildings before the City can issue a building permit. The FAA states that anyone building within a 1-mile radius of the airport runways have fill out a FAA application for approval. Advised that in order to keep federal funding for the airport, the City will need to set some Special Zoning Requirements for building out by the Mobridge Municipal airport due to the safety zones.

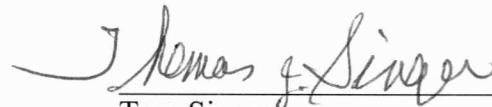
Zoning Officer Rische asked the board members their thoughts on building just a garage to storage vehicles in, in a residential area. Residential Zoning Ordinances state that there has to be a principal building which at this time there is, so an accessory building can be built. Zoning Officer Rische was concerned about having these type of storage units in residential neighborhoods and stated that there are other properties around Mobridge that would be more accommodating for this type of building than in a residential area. Singer stated that some of these lot are too small for homes, and that most just sit empty. Martin advised a new storage garage would be on the tax base then the lot sitting empty. Zoning Officer Rische advised she will check with State Attorney Hare to see if existing house is going to be torn down, which will help to determine what can be built on this property. Zoning Officer Rische thank the Board for their input on this matter.

Motion to adjourn at 6:12 pm made by Rische, second by Martin, all present voted in favor, motion carried.

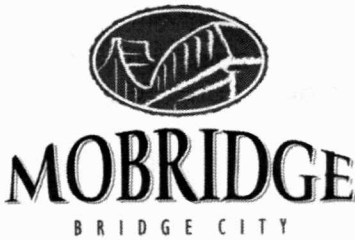
Submitted by:

Cindy Rische
Zoning Officer

Approved by:



Tom Singer
President – Planning & Zoning Commission



City of Mobridge

114 1st Avenue East
Mobridge, SD 57601

605-845-3555

MINUTES

Mobridge City Planning & Zoning Commission

Thursday, May 5, 2016

5:30 pm – Mobridge City Hall

Pursuant to due call and notice thereof, a meeting of the Planning and Zoning Commission for the City of Mobridge South Dakota was duly held in the City Hall on Thursday, May 5, 2016 at 5:30 pm.

Members present were Tom Singer, Liz Rische, and Curt Reichert. Absent: Anita Harrison and Duane Martin. Also present was Scott Baun, and Steve Faehnrich who live out on 17th Avenue East. A sign-in sheet is included as an attachment to these minutes.

Motion to adopt the Planning & Zoning Agenda for May 13, 2016 made by Ford, second by Reichert, all present voted in favor, motion carried.

Motion to approve the May 5, 2016 Planning and Zoning Minutes made by Ford, second by Reichert, all present voted in favor, motion carried.

Motion to discuss the Conditional Use Permit Application for Clint Jacobson. Legal Description: Lot 1-12, Block 20, East Mobridge Addition to the City of Mobridge. The purpose of the conditional use permit will be to building a new shop with living quarters for an Electrical Business. Such conditional use permit may be considered only upon special hearing. Concerns were heard from Steve Faehnrich as to location of building and it being used by non-employees for recreational purposes. Scott Baun stated he was contacted by Clint and the building location was changed from lots 8 & 9, which was on the building permit application to Lots 1 & 2. Steve advised this was a concern for him as he would view would be blocked by the new building and wondered if the building could be placed on a different location on the blocks since Clint owned all the lots on that block. Zoning Officer Cynthia Rische contacted Clint via telephone and asked about the location, and why it had changed from what was written on the building permit application. Clint advised that Lots 1 & 2 were higher than the rest of the lots and that 8 & 9 were too low and was concerned about water.

4-5-6 LOTS
bldg. w/ living qts.

Re-submit
for bldg. permit
& cond. USE.

After discussing options with Clint and Steve of where to place the new building it was agreed to place the building on Lots 11 & 12 which is on the NW corner of Block 20 instead of on Lots 1 & 2 which is on the NE corner of Block 20.

I advised Clint there was also concern that that the living quarters would be sublet or used by non-employees. Clint advised that it would be mainly used for employees who worked for him while they were in Mobridge. Zoning Officer Rische advised Clint that the Planning and Zoning board would approve the conditional use application with 2 conditions. Clint was advised of the two conditions and agreed to them. Ford made a motion to approve the Conditional Use Application for Lot 1-12, Block 20 from for a new electrical shop with living quarters to Clint Jacobson with conditions. Conditions are 1) building to be built on Lot 11 & 12 not 8 & 9 as what is written on the building permit application. 2) no subletting, living quarters are for employees only who are working in Mobridge. Reichert second the motion.

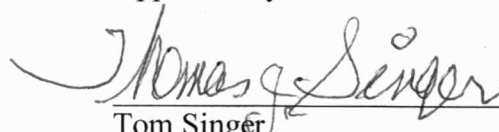
In other business, Zoning Officer Cynthia Rische asked the board their thoughts on wind turbines, and drones. There was discussion on looking at other towns regarding wind turbines too see if there was height restriction, noise level, property size and specs on how may feet from residences. Zoning Officer Rische updated the board regarding if garage with residences were considered a dwelling which they are per the city attorney as long there is not a primary residence already on the property. Reichert stated when an ordinance is written to add that the siding on the garages w/ residences would have to have house siding on, no metal siding like regular garages. Zoning Officer Rische advised that for drones all one has to do is register with the FAA, as there is no federal law on having or owning one at this time. Zoning Officer Rische will keep the board updated if anything changes regarding drones.

Motion to adjourn at 6:45 pm made by Reichert second by Ford, all present voted in favor, motion carried.

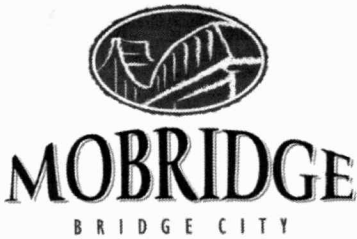
Submitted by:

Cindy Rische
Zoning Officer

Approved by:



Tom Singer
President – Planning & Zoning Commission



City of Mobridge

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MINUTES

Mobridge City Planning & Zoning Commission

Friday, May 13, 2016

5:30 pm – Mobridge City Hall

Pursuant to due call and notice thereof, a meeting of the Planning and Zoning Commission for the City of Mobridge South Dakota was duly held in the City Hall on Thursday, May 5, 2016 at 5:30 pm.

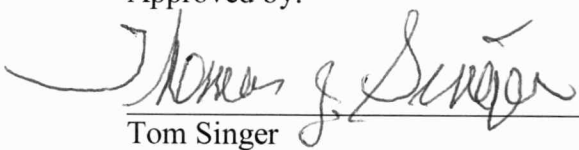
Members present were Duane Martin and Liz Rische. Absent: Anita Harrison, Curt Reichert and Tom Singer. Due to not having a quorum, there was no hearing held on the matter of re-plat application for property owned by Mobridge Economic Development Cooperation.

Zoning Officer Cynthia Rische advised she will reschedule another hearing to discuss the re-plat application submitted by Mobridge Economic Development Cooperation. The legal description of the property requested to be re-platted is Lot C-4 in the East half of the Northwest Quarter of Section 24, Township 124 North, Range 80 West of the 5th Principal Meridian, Walworth County located in the City of Mobridge, South Dakota

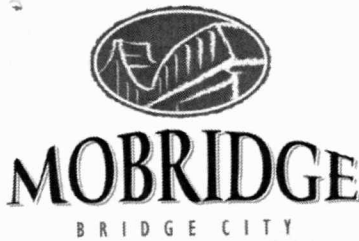
Submitted by:

Cindy Rische
Zoning Officer

Approved by:



Tom Singer
President – Planning & Zoning Commission



City of Mobridge

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MINUTES

Mobridge City Planning & Zoning Commission
Thursday, June 9, 2016
5:30 pm – Mobridge City Hall

Pursuant to due call and notice thereof, a meeting of the Planning and Zoning Commission for the City of Mobridge South Dakota was duly held in the City Hall on Thursday, June 23, 2016.

Members present were Tom Singer, Liz Rische, and Curt Reichert. Absent: Anita Harrison. Also present was Christine Goldsmith, City Administer for the City of Mobridge. A sign-in sheet is included as an attachment to these minutes.

Motion to adopt the Planning & Zoning Agenda for June 9, 2016 made by Ford, second by Martin, all present voted in favor, motion carried.

Motion to approve the May 13, ,2016 Planning and Zoning Minutes made by Martin, second by Reichert, all present voted in favor, motion carried.

Motion to discuss the Re-Plat Application for Dollar General. Legal Description: Lot 1-12, Block 20, East Mobridge Addition to the City of Mobridge. The purpose of the re-plat is to have the correct and proper dimensions on file with Walworth Country. The owners would like to build a commercial building on part of the land, and then be able to rent and or sell the other part of this block in the future. The land was surveyed before the property was sold and before a new commercial building will be built. The original survey was done in the 50's or 60' and it was not platted correctly. Before the owners take ownership of this property they are requesting approval of this re-plat and it to be registered with Walworth County. Recommendation was to have a stop sign on the side of the driveway coming out onto 15th Street West, due to high traffic on this Street due to the Hospital. Motion made to have a stop sign put in place at the end of the driveway coming onto 15th Street that this recommendation be part of the building permit stipulations. Motion made by Martin, second by Ford, all present voted in favor, motion carried.

In other business, Zoning Officer Cynthia Rische asked the board their thoughts on adding concrete work and adding any size buildings to property for building permits. Zoning Officer Rische stated that the Water Department had approached her as they have had several incidents where concrete was pour over the shut off valves. This creates some problems as then the city has to tear it up and re-do the concrete. Zoning Officer Rische advised that any building 12x10 or smaller one does not have to obtain a building permit however all the zoning rules still apply. Hard to enforce if do not know who is putting 12x10 or small buildings on their property unless get a complaint. Motion by Martin to go along with what the City Council decides, Ford second it, all present voted in favor, motion carried.

Was a discussion on demolition permits, there is not a separate permit application and the zoning ordinance that does not specifically state how long they have to get the building tore down. The Zoning Ordinance talks mainly about rebuilding and how long they have to rebuild. Zoning Officer Rische advised that right now a building permit is obtained and the box for demolition is checked, and they are given the same time frame as a regular building permit. Reichert made recommend to have a separate permit application, be good for 6 months and to update the Zoning Ordinance that we have now. A motion was made by Martin to go along with what the City Council decides, Reichert second, all present voted in favor, motion carried. Zoning Officer Rische will present additions to the building permits and present the City Council a new demolition permit application with recommendation of good for only a6 months.

Zoning Officer Rische advised the Planning and Zoning Board that Clint Jacobson will be resubmitting a new conditional use permit application again. Clint changed his mind and wants to build on Lots 4-6 not on Lots 11 & 12. This is to have an electrical business with living quarters attached.

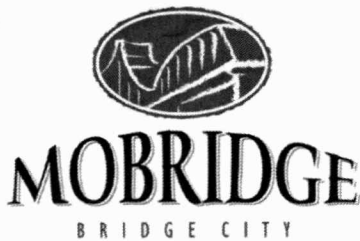
Motion to adjourn at 6:30 pm made by Martin second by Reichert, all present voted in favor, motion carried.

Submitted by:

Approved by:

Cindy Rische
Zoning Officer

Tom Singer
President – Planning & Zoning Commission



City of Moberidge

114 1st Avenue East
Moberidge, SD 57601

605-845-3555

MINUTES

Moberidge City Planning & Zoning Commission
Thursday, June 23, 2016
5:30 pm – Moberidge City Hall

Pursuant to due call and notice thereof, a meeting of the Planning and Zoning Commission for the City of Moberidge South Dakota was duly held in the City Hall on Thursday, June 23, 2016 at 5:30 pm.

Members present were Tom Singer, Liz Ford, Curtis Reichert and Duane Martin. Also present was Zoning Officer Cynthia Rische and City Administer Christine Goldsmith. Absent: Anita Harrison. Members of the public were John Badgley, Carol Schnell, Edward Schnell, and Jessica Haefner were present. A sign-in sheet is included as an attachment to these minutes.

Hearing was called to order by Planning & Zoning Chairperson Tom Singer. Motion to adopt the agenda made by Reichert, second by Ford, all present voted in favor, motion carried.

Discussion of the Conditional Use Permit Application for Jessica Haefner at 321 2nd Avenue East in Moberidge SD, legally described as Moberidge Original Town site, Lot 1, Block 1, Moberidge, zoned Residential R-2. The purpose of the conditional use permit is to allow a business in a residential neighborhood. The business will be for Mental Health Services and Counseling. No one appeared from the neighborhood to object to having a business at 321 2nd Avenue East in the City of Moberidge, SD. Jessica advised that her starting date would be August 1, 2016. She will be open M- F 8-5, have evening sessions Tues/ Thurs at 8:00 pm with an occasional group session on a Saturday. There will be only two clients at a time therefore it will not hinder parking in the neighborhood. A motion to approve the Conditional Use Permit made by Martin, second by Ford; all present voted in favor, motion carried.

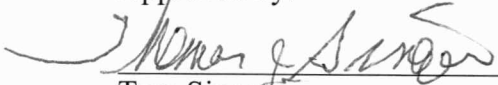
Discussion of the Variance Permit Application for John Badgley 28737 127th Street in Moberidge SD, legally described as NE1/4, NW1/4, Sec 21, T124N, R79W at the 5th PM, Moberidge, SD zoned Agriculture. The purpose of this variance permit is to allow a new garage to be built 130' from the center of 127th street instead of the 150' requirement. Carol and Edward Schnell were not in favor of the garage being 20 ft. closer due to snow. Their concern was snow drifting the road shut as there is already a problem on 127th Street by the shelterbelt. The Schnell's wanted a guarantee that 127th Street would be plowed and that they could always get out. After much heated discussion, a motion to approve the variance was made by Martin, second by Reichert, all present voted in favor, motion carried.

There was no other business to discuss. Motion to adjourn at 6:40 pm made by Ford, second by Martin

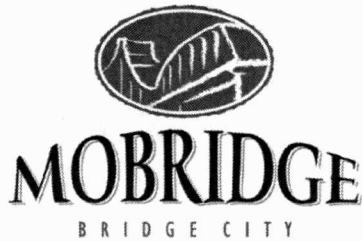
Submitted by:

Cindy Rische
Zoning Officer

Approved by:



Tom Singer
President – Planning & Zoning Chairman



City of Moberidge

114 1st Avenue East
Moberidge, SD 57601

605-845-3555

MINUTES

Moberidge City Planning & Zoning Commission

Thursday, August 4, 2016

5:30 pm – Moberidge City Hall

Pursuant to due call and notice thereof, a meeting of the Planning and Zoning Commission for the City of Moberidge South Dakota was duly held in the City Hall on Thursday, August 4, 2016 at 5:30 pm.

Members present were Tom Singer, Curtis Reichert and Duane Martin. Also present was Zoning Officer Cynthia Rische, City Administer Christine Goldsmith and possible new board member Matt Keller. Absent: Liz Ford. Members of the public were Susan Currington, Rocky Currington, Sheryl Keller, Ken Keller, Bob Reecy, and Linde Reecy. A sign-in sheet is included as an attachment to these minutes.

Hearing was called to order by Planning & Zoning Chairperson Tom Singer. Motion to adopt the agenda made by Reichert, second by Martin, all present voted in favor, motion carried.

Motion to approve the minutes from June 23, 2016 made by Martin, second by Reichert, all present voted in favor, motion carried.

Discussion of the Conditional Use Permit Application for Eric Belle at 410 Railroad Street and 202 4th Ave West in Moberidge SD, legally described as East 63 feet and West 77 feet of Lot 5, and the East 63 Feet and the South 24 feet of the West 77 feet of Lot 6, Block 27, Grand Crossing Addition to the City of Moberidge, zoned Residential R-2. The purpose of the conditional use permit is to allow a mobile home to be placed on this property in a residential neighborhood. The mobile home will be for private residential use. There will be an unattached garage on this property as well. Ken and Sheryl Keller were concerned as this is close to the Fisherman's Haven and they did not want more trailers added to that property. Ken and Sheryl was concerned that the owners of Fisherman Haven would come and ask to put more trailers on this property. There were other issues that were brought forward about Fisherman's Haven and Reichert advised that this issue be discussed with Zoning Officer Cynthia Rische after the meeting. Sheryl voiced her concern that if they were not living here year around then this property would become a nuisance. Brian Ehrke (present on the behalf of Eric) stated that he would be living here as well and would make sure they had arrangements to take care of the property if they were out of town. Brian stated that they would be a primary residence for the Eric's family as well as for him. A motion to approve the Conditional Use Permit made by Martin, second by Reichert; all present voted in favor, motion carried.

Discussion of the Conditional Use Permit Application for Rocky and Susan Currington at 813 3rd Avenue East in Moberidge, SD, legally described as Moberidge Main Park, South 28 feet of Lot 2 and North 19 feet of Lot 3, Block 5 to the City of Moberidge, zoned Residential R-2. Rocky explained why he did not get a Conditional use permit when he opened the River Rest Lodge in 2014. Zoning Officer Cynthia Rische asked about him still renting it out after he received a certified letter not too, Rocky stated that he did have guests stay there however, they were not charged as he did not feel comfortable

canceling their reservations. There was discussion about parking, as some of the neighbors had problems with some of the guests with boats having no regard for their property. There were chemical burns on the grass and garbage left alongside curb or in yard. Zoning Officer Cynthia Rische suggested to have guests with boats park in the back of the house as there are two spots for vehicles. Rocky had no problem with this as long as the boats would fit, otherwise they would park out front of the River Resort Lodge, and not in front of the neighbors. Rocky stated that he will speak to the neighbors and advise them to call him personally if there are issues with any of the guest so they can be addressed right away. Rocky inquired about signage and letting the state know that he was approved for a conditional use permit. Zoning Officer Cynthia Rische will send an email to Jordan at the State and will email Rocky the signage information. Bob and Linde Reecy showed up in support of granting the conditional use permit as they had no problems with this being rented out as a lodge. A motion to approve the Conditional Use Permit Application was made by Martin, second by Reichert, all present voted in favor, motion carried.

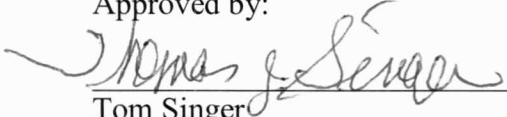
In other business, Zoning Officer Cynthia Rische went over the new revised Non- Conforming Uses and Structures Ordinance, the board was advised that this revised version now conforms to the South Dakota State Law. Zoning Officer Cynthia Rische asked for the boards input on adding fencing, new siding and new tin roofing to City Sidewalk Ordinance 9-6-1 as this would help to get more conformity in town with having sidewalks, curb and gutter throughout the town. Zoning Officer Cynthia Rische presented the revised building permit application and asked for the boards input. The Planning and Zoning members liked the revised building permit application. There was some discussion on the sidewalk ordinance as if fencing, siding and tin roofing would be added then people may not fix up their properties. Zoning Officer Cynthia Rische agree however, may places in Mobridge would never have sidewalk, curb and gutter as they would not be adding anything else to their properties. There was no motion made to take the new building permit application to the city council or to add or not add fencing, siding and tin roofing to sidewalk ordinance.

Motion to adjourn at 6:45 pm made by Reichert, second by Martin

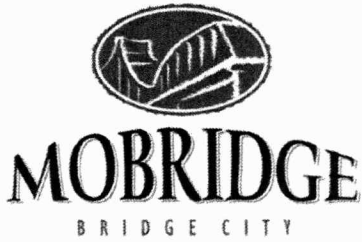
Submitted by:

Cindy Rische
Zoning Officer

Approved by:



Tom Singer
President – Planning & Zoning Chairman



City of Moberidge

114 1st Avenue East
Moberidge, SD 57601

605-845-3555

MINUTES

Moberidge City Planning & Zoning Commission
Tuesday, September 6, 2016
5:30 pm – Moberidge City Hall

Pursuant to due call and notice thereof, a meeting of the Planning and Zoning Commission for the City of Moberidge South Dakota was duly held in the City Hall on Tuesday, September 6, 2016 at 5:30 pm.

Members present was Tom Singer. Absent: Matt Keller, Curt Reichert, Duane Martin and Liz Ford. Also present was Zoning Officer Cynthia Rische and City Administer Christine Goldsmith. Members of the public was Lance Goldsmith. Due to not having a quorum, there was no hearing held on the matter of Tom Berg Variance Application for his garage being too close to property line.

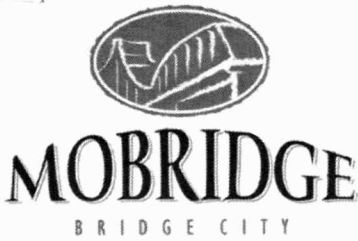
Zoning Officer Cynthia Rische advised she will reschedule another hearing to discuss the Variance Application put by Tom Berg for his new garage at 706 8th Avenue West in the City of Moberidge, SD.

Submitted by:

Cindy Rische
Zoning Officer

Approved by:

Tom Singer
President – Planning & Zoning Commission



City of Mobridge

114 1st Avenue East
Mobridge, SD 57601

605-845-3555

MINUTES

Mobridge City Planning & Zoning Commission

Wednesday, October 5, 2016

5:30 pm – Mobridge City Hall

Pursuant to due call and notice thereof, a meeting of the Planning and Zoning Commission for the City of Mobridge South Dakota was duly held in the City Hall on Wednesday, October 5, 2016 at 5:30 pm.

Members present was Curt Reichert and Liz Ford. Absent: Tom Singer, Matt Keller, and Duane Martin. Also present was Zoning Officer Cynthia Rische. Members of the public was Dolly and Jeff Jensen. Due to not having a quorum, there was no hearing held on the matter of Tom Berg Variance Application for his garage being too close to property line.

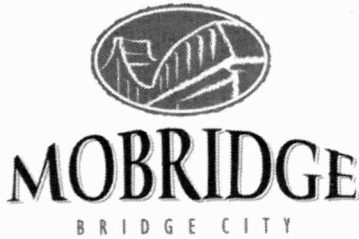
Zoning Officer Cynthia Rische advised she will contact all the Planning and Zoning Board Members to verify a date and then will reschedule another hearing to discuss the Variance Application put by Tom Berg for his new garage at 706 8th Avenue West in the City of Mobridge, SD.

Submitted by:

Cindy Rische
Zoning Officer

Approved by:

Tom Singer
President – Planning & Zoning Commission



City of Mobridge

114 1st Avenue East
Mobridge, SD 57601

605-845-3555

MINUTES

Mobridge City Planning & Zoning Commission
Wednesday, October 12, 2016
5:30 pm – Mobridge City Hall

Pursuant to due call and notice thereof, a meeting of the Planning and Zoning Commission for the City of Mobridge South Dakota was duly held in the City Hall on Wednesday, October 12, 2016 at 5:30 pm.

Members present were Tom Singer, Curtis Reichert, Duane Martin, Matt Keller, Liz Ford and Zoning Officer Cynthia Rische. Members of the public were Kyle Schley.

Hearing was called to order by Planning & Zoning Chairperson Tom Singer. Motion to adopt the agenda made by Reichert, second by Ford, all present voted in favor, motion carried.

Motion to approve the minutes from August 4th and September 6th 2016 made by Martin, second by Ford, all present voted in favor, motion carried.

Discussion of the Variance Application for Eric Schley at 916 5th Avenue West in Mobridge SD, legally described as Mobridge NWTS, 1st Addition, Lots 9 & 10, Replot of Block 9, zoned Residential R-2. The purpose of the variance application is to allow a fence to be on the public right away. Councilman Tom O'Connell asked Eric why this happened and Eric stated that he thought his property line went to the street. Eric advised that he did not have a survey done when he had bought the property and assumed it went to the street. Keller asked why doing a variance request after the fence was put in and why was a building permit granted if the home owner did not know where his property line was. Zoning Officer Cynthia Rische stated that it is the home owner's responsibility to know where their property line is and that Eric was told what the fencing ordinance requires. Under the fencing ordinance fencing on the side yard can be placed anywhere meaning it can be right on the property line or off set of the property line. Councilman O'Connell stated that when a building permit is issued, it is on good faith that the home owner or the contractor knows where the property line is before they start construction. Councilman O'Connell also stated that the zoning officers job is to enforce the zoning ordinances not to tell people where their property lines are nor do building inspections. Zoning Officer Cynthia Rische recommended that the fence removed due to if an accessory building would be placed on this property then a curb, gutter and sidewalk would be required to be put in and the fence would have to be removed. Councilman O'Connell agreed and also brought up a safety issue with snow plowing and a school across from this residence. Eric did not have an issue with removing the fence; however, he stated that the posts are concreted in and with the cooler weather, it would be hard to have new holes concreted in.

Discussion on length of time to remove fence and snow plowing this winter if fence is not removed till next spring. Zoning Officer Cynthia Rische recommended to give Eric till June 1, 2017 to remove the fence which will give him time to get the old ones dug out and new ones put in. Eric was advised that if there is any damage to the fence due to snow plowing of the street, that the City is not responsible due to Eric not removing the fence till next spring and being on the public right away. Eric agreed to the compliance date of June 1, 2017 and that the City would not be liable for damages to fence this winter if not removed till next spring. A motion was made by Martin to support the Zoning Officer's recommendation to have the fence removed off of the public right away and to be done by June 1, 2016. Ford second the motion, all present voted in favor, motion carried.

In other business, Zoning Officer Cynthia Rische went over the new revised Building Permit Application and Building Permit Application Letter. Discussion on the revision of the building permit application was to add email address, to add the contractor's information and to remove the check box for wrecking. Discussion on the revision of the Building Permit Application letter was to move the first paragraph to the bottom and work on the rewording so home owners and or contractors understand they MUST comply with all city ordinances not just zoning. Keller made a motion to take revised Building Permit Application and the Building Permit Application Letter to the City Council for final approval. Martin second the motion, all present voted in favor, motion carried.

Zoning Officer Cynthia Rische discussed creating a new Demolition Permit Application for any structures that need to be removed. The format would be the same except it would have city ordinances that pertain to the foundation/ foots and other demolition requirements. Zoning Officer Cynthia Rische recommended that the Demolition Permit be issued for 3 months and if needed an extension would have to come back and explain why needed more time to complete the demolition process. Keller made a motion to take new Demolition Permit Application to the City Council for final approval. Martin second the motion, all present voted in favor, motion carried.

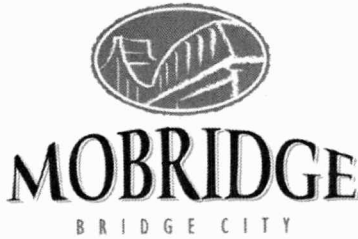
Motion to adjourn at 6:30 pm made by Ford, second by Martin.

Submitted by:

Cindy Rische
Zoning Officer

Approved by:

Tom Singer
President – Planning & Zoning Chairman



City of Moberidge

114 1st Avenue East
Moberidge, SD 57601

605-845-3555

MINUTES

Moberidge City Planning & Zoning Commission

Tuesday – November 29, 2016

5:30 pm – Moberidge City Hall

Pursuant to due call and notice thereof, a meeting of the Planning and Zoning Commission for the City of Moberidge South Dakota was duly held in the City Hall on Tuesday, November 29, 2016 at 5:30 pm.

Members present were Duane Martin, Liz Rische, and Curtis Reichert. Also present was City Administrator Christine Goldsmith. Absent: Tom Singer, Matt Keller, and Zoning Officer Cindy Rische. No members of the public attended.

Motion to adopt the agenda made by Rische, second by Reichert; all present voted in favor, motion carried.

Public hearing: Tom Berg applied for a variance for property located at 706 8th Avenue W, Moberidge SD, legally described as E 70' Lot 7 and E 70' Lot 8, Block 34, Northwest Townsite Company's Third Addition, Moberidge. The purpose of the variance is to construct a new residential garage closer to the south lot line than allowable per the setbacks for Residential Zone R-2.

Motion to approve the variance as presented made by Martin, second by Reichert; all present voted in favor, motion carried.

No other business was presented to the board members.

Motion to adjourn at 5:50 pm made by Rische, second by Reichert, all present voted in favor, motion carried.

Submitted by:

Approved by:


Christine Goldsmith
City Administrator

Tom Senger