

City of Mobridge

114 1st Avenue East
Mobridge, SD 57601

605-845-3555

MINUTES

Mobridge City Planning & Zoning Commission
Wednesday, February 22, 2017
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, February 22, 2017 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 John Badgley, Carla Lang, Jan Hoff, Christine Goldsmith and Rodney Senger.

Hearing was called to order by Planning & Zoning Chairperson Tom Singer and roll call was taken. All members were present. Motion to adopt the agenda made by Ford, second by Martin, all present voted in favor, motion carried.

Motion to approve the minutes from October 12, ²⁰¹⁶ made by Ford, second by Martin, all present voted in favor, motion carried.

Public Hearings:

- A. Re-plat Request for John Badgely property at located at 28727 127th Street in Mobridge, SD, legally described as the NE1/4 NW1/4, Section 21, Township 124N, Range 79W, 5th P.M. in Walworth County. The purpose of this re-plat was to separate the 40 acres in to Tract 1 (10 acres) and Tract 2 (30 acres). Zoning Officer Cynthia Rische asked John if this was on the property where he built a new house last year, John advised it was. There was no other discussion on this re-plat. Motion was made to approve this re-plat by Ford, second by Martin, all present voted in favor, motion carried.
- B. Change to Re-plat for the River View Properties submitted by the City of Mobridge, City Administer Christine Goldsmith legally described as Original Town- Railroad Lot C, Original Town-Triple U Outlet A and Original Town-Lot 1 UA. Changes will be to plat this property as Lots 4,5, and 6 Block 1, Block 2, Lot 1-12 Block 3, Lots 1A-12A and Lot 1 Block 4 and Block 5,6, and 7, River View Addition to the City of Mobridge, Walworth County, South Dakota. Christine explained the changes to the re-plat which included straightening out of Ecklo Road, adding Lots 1A-12A and adding more specific Blocks. Christine advised that this new development would be a new residential zone R-4. Christine explained that Block 3 & 4 would be residential with garages across Ecklo road, Block 5 would be developed as a park, Block 2 could have apartment building or multi-family housing and Block 6 & 7 along with the Lots 2,4,5,6 (east side of Main Street) would be zoned as General Commercial. Duane Martin questioned why the lots were only 60' wide and not 75' wide like the rest of the town. Stated that this would make it impossible to build a reasonable size house on this lot. Martin asked why was it okay to build an accessory building on the lot across

the road from the house as this did not conform to what is allowed in the other residential zoned area in town. Martin stated that in the other residential zoned areas, one could not build on a lot without a primary dwelling present. Martin stated that he was concerned about the snow build up at the garages when the City plowed Ecklo Road and the ridge of snow that one would have to cross in order to get to the garage. Martin also asked if someone bought 2 lots could they build an accessory building next to the house instead of on the lots across Ecklo Road. Christine explained that on the re-plat map Lot 1 and 1A would go together and that the specifics on what was allowed or required would be part of the new zoning ordinance for R-4. Christine stated that accessory building would be built on the lots on the Northside of Ecklo Road, which would be behind the house. Christine explained the reasoning for this is so that 1 or 2 people would not buy all the lots and this area would have only 1-2 large homes with large garages. Jan Hoff questioned how much conflict would this cause of being allowed to build an accessory building on a lot in this new development as it is not allowed in other parts of the town. Christine explained that why this would be a new residential zoned area (R-4) which would have different primary uses, conditional uses, accessory uses, setbacks and other items that would just pertain to R-4. Kurt Reichert asked if utilities such as electricity and water would be put in for those buying the lots especially for the lots where the accessory buildings would be allowed. Christine advised that this option was still in the works as that had not been decided on whether or not to do this and add it to the cost of the lots. Matt Keller questioned if the setbacks in this new Residential Zone R-4 would be the same as in the other three Residential Zoned Areas, that the houses would have to be long and smaller as the lots were only 60' wide. Christine explained that the new R-4 zoning ordinance was still in the development stages. Duane Martin made a motion to deny the City of Mobridge re-plat changes, second by Kurt Reichert. Roll call was taken for this motion: Matt Keller-yes, Duane Martin-yes, Kurt Reichert-yes, Liz Ford- no. Motion carried to deny the City of Mobridge re-pat changes.

- C. Variance Application for Rodney Senger at 803 10TH Street West in Mobridge SD, legally described as Mobridge NWTs, 2nd¹ Addition, Lots 1 & N 24' of Lot 2, Block 23. The purpose of the variance application is to allow an addition on to the existing garage to be 4 ½ feet from property line instead of 6 feet. Martin's concern was that doing these variances, just undermines the City Zoning Ordinances as no one has to follow them. Zoning Officer Cynthia Rische advised that why there is a Planning and Zoning Board, to determine if such variances should be allowed due to circumstances. Zoning Officer Rische advised that each Variance and Conditional Use Applications are all different and per the Zoning Ordinance, the residents have the right to ask for these. Ford made a motion to approve the variance allowing it to be 4 ½ feet from the property line instead of the required 6 feet, second by Keller, all present voted in favor, motion carried.
- D. Conditional Use Application for Carla Lang at 12752 Thunder Road in Mobridge, SD, legally described as Lot 1 Hochhalter-Lang Addition in SW4, NW4, SE4, Section 21, Township 124, Range 79. The purpose of the conditional use application is to allow a 1992 16x66 mobile home into the City Limits of Mobridge, SD. Zoning Officer Cynthia Rische advised the board why this request had come before them, she explained with the expansion of the airport runway the safety zone has to be expanded as well and that Carla's property is just one of the properties that the City of Mobridge is acquiring. Jan Hoff had a concern about allowing this old trailer within city limits as she tried a few years back and was denied as her mobile home was 10 years old. Jan stated that even though it was fully renovated and is worth more now than it was when it was purchased, she was denied on the bases of how old it was. Jan questioned on to what type of standard we would be setting if we allowed this just because the City wanted Carl's property out by the airport. Matt Keller and Curt Reichert had concerns that Carla was not being treated fairly and was almost forced to have to move her trailer and tenant into town, just because the City wanted to expand the airport and get federal money. Carla Lang stated that her tenant did not want to move into town and was concerned on what her cost were going to be moving the mobile home into town. Matt and Curt then asked if the City was paying for moving mobile home, garage and deck as well as putting in sprinkler system and landscaping the yard if this was approved. Zoning Officer Rische advised that those details would

be between the City Attorney, Carla and her attorney to work out. Zoning Officer Rische advised the board that they needed to decide whether or not to approve the conditional use application requesting to move a 25-year-old trailer into the City of Mobridge. Motion by Duane Martin was made to deny the conditional use application, no second on the motion, therefore the motion died. Zoning Officer Rische advised that she would advise City Attorney and City Council that the motion to deny, died due to no second. Another motion was made by Duane Martin to have the City Council decide on the Conditional Use Application, second by Curt Reichert, all present voted in favor, motion carried.

In new business, Zoning Officer Cynthia Rische asked the Planning and Zoning Members to set a specific date for monthly meetings due to making sure meeting don't get canceled and having a quorum present for conditional use, variances, re-plat, or re-zoning request. The Planning and Zoning Board decided to have monthly meeting on the last Wednesday of each month.

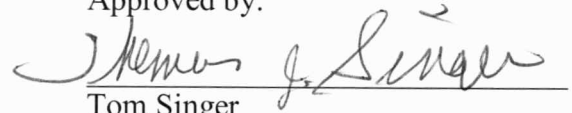
Other new business, Zoning Officer Cynthia Rische explained she is working on adding number of vehicles repair, towing, car dealerships and service stations can have at their place of business as well as having to have repair and or estimate bills on hand for each vehicle. Zoning Officer Rische advised that this will help to eliminate nuisance complaints on businesses.

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

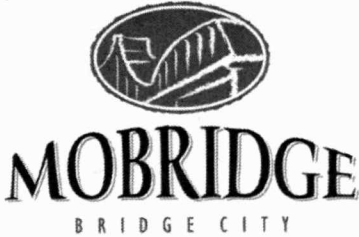
Submitted by:

Cindy Rische
Zoning Officer

Approved by:



Tom Singer
President – Planning & Zoning Chairman



City of Mobridge

114 1st Avenue East
Mobridge, SD 57601

605-845-3555

MINUTES

Mobridge City Planning & Zoning Commission
Tuesday, March 28, 2017
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, March 28, 2017 at 5:30 pm.

Members present were Tom Singer, Curtis Reichert, Duane Martin, Matt Keller and Zoning Officer Cynthia Rische. Absent was Liz Ford. Members of the public was Rhonda Fredrick.

Hearing was called to order by Planning & Zoning Chairperson Tom Singer and roll call was taken. All members were present except for Liz Ford. Motion to adopt the agenda made by Reichert second by Keller, all present voted in favor, motion carried.

Motion to approve the minutes from February 22, 2017, with correction of monthly meetings are the last Wednesday of each month, NOT Tuesday. Motion was made by Martin, second by Reichert, all present voted in favor, motion carried.

Public Hearing:

Conditional Use Application for Rhonda Fredrick at 901 1st Avenue West in Mobridge, SD, legally described as Main Park Addition, Lots 7 & 8, Block 14. The purpose of the conditional use application is to allow the basement of this residence as rooming house. Zoning Officer Cynthia Rische advised the board that rooming house could hold up to 6 people, it has 2 bedrooms, bathroom, small domestic kitchen, a lounge area and an overflow area if needed. Rhonda Fredrick was present and she explained that it would not be every day or weekend that she would have guest there. Rhonda stated if would be for the fishing tournaments, or holidays. Rhonda stated she would be advertising with the Mobridge Chamber and she will be the one screening the guest. Rhonda stated that there is plenty of room for parking as her house is on the corner. Rhonda advised that the guests will enter the downstairs rooming house through the fence which leads right into the basement. Zoning Officer Cynthia Rische advised she had two calls concerning this conditional use permit. One was asking what a rooming house was and how it worked to have that in the home. The other one was against the rooming house in the neighborhood due to the fact that all types of people would be staying there and was concerned it would take away from the Hotel/ Motel businesses. Martin made a motion to approve the Conditional Use Application at 901 1st Avenue West, second by Keller. All present voted in favor, motion carried. In new business, Zoning Officer Cynthia Rische asked the Planning and Zoning Members to set a specific date for monthly meetings due to making sure meeting don't get canceled and having a quorum present for conditional use, variances, re-plat, or re-zoning request. The Planning and Zoning Board decided to have monthly meeting on the last Tuesday of each month.

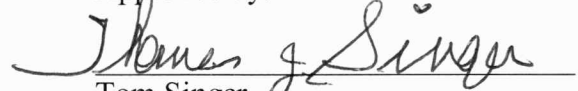
Motion to adjourn at 6:00 pm made by Martin, second by Reichert.

Submitted by:

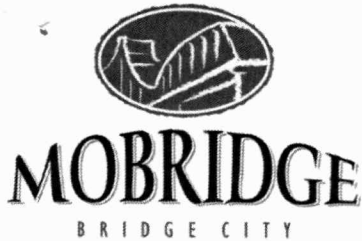


Cindy Rische
Zoning Officer

Approved by:



Tom Singer
President – Planning & Zoning Chairman



City of Mobridge

114 1st Avenue East
Mobridge, SD 57601

605-845-3555

MINUTES

Mobridge City Planning & Zoning Commission
Wednesday, May 24, 2017
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, May 24, 2017 at 5:30 pm.

Members present were Tom Singer, Curtis Reichert, Matt Keller, Liz Ford and Zoning Officer Cynthia Rische. Absent was Duane Martin. Members of the public was Aaron & Lesly Fischer, Terry & Lorraine While, Stan Silvernagel, and Councilman Gene Cox.

Hearing was called to order by Planning & Zoning Chairperson Tom Singer and roll call was taken. All members were present except for Duane Martin. Motion to adopt the agenda made by Liz Ford, second by Curt Reichert, all present voted in favor, motion carried.

Motion to approve the minutes from March 28, 2017 was made by Curt Reichert, second by Liz Ford, all present voted in favor, motion carried.

Public Hearing:

Variance Application for Aaron and Lesly Fischer at 502 4th Street East in Mobridge, SD, legally described as Eklos 1st Addition, Lot 7, Block 1. The purpose of the Variance application is to allow a secondary garage be placed on the southside of the exiting garage, and be 5 feet from the sidewalk, not the property line. Zoning Officer Cynthia Rische advised the board that Diane from Success Surveying did not find any property pins on the property. Owners did not have it surveyed to find out where property line is. The new garage will not stick out in the alley and will be only 5 ft. from the sidewalk. Zoning Officer Cynthia Rische reminded the Planning and Zoning board that the ordinance specifies that 6 ft. is from the property line and not from the sidewalk as this is not their property line. Aaron and Lesly did reiterate that Diane could not find any pins on their property or any property on that block. They advised the garage would be used for storing items such as lawn mower etc. and with the 5-ft. setback there is not a blind spot when you come out of the alley from the Holiday Gas Station. Liz Ford made a motion to approve the Variance Application noting that the 5ft is from the sidewalk which is not the property line of this property, second by Matt Keller, all present voted in favor, motion carried.

Rezoning Petition for Stan Silvernagel at 705 East Grand Crossing in Mobridge, SD, legally described as Mobridge Goodman's Q.H. Lots 7-11 Block 2. The purpose of the rezoning from General Commercial to Highway Commercial is operate a Used Car Dealership on this property. The house at 705 East Grand Crossing will be torn down and cleaned up per city ordinance, the lot will be leveled with a gravel top and an office will be added on to the NE corner of the exiting repair shop building. Zoning Officer Cynthia Rische brought forth concerns she had and concerns she had received from the neighbors who were against the rezoning of this property:

- Unsure if property owner will start the business in a reasonable time frame
- How many cars will be on property and will they be operable
- Timeframe when he will have the Used Car Dealership up and running
- Will this be fulltime or just a sign in window to call someone

- Worried that not enough capital to start, maintain and keep this type of business going
- Concern that it will become a junk yard like it has been
- Questioned about rental property, as this is a nuisance violation already as there is junk, dead trees and cars parked on this property as well.

Stan stated that he was not sure when he would have the business open, he was in the process of getting bids to take down the house and level the property. Stan stated he plans about mid-June to start on the tearing down the house and leveling the property. Stan stated that he plans on tearing out the house, foundation and will have water/ sewer stubbed to his car repair garage. Stan stated that the office used for the Used Car Dealership will be built on the NE corner of the repair garage, he wants to have this done by wintertime. Stan advised that he will have set hours as per SD State Law he has to have set hours in order to obtain a Used Car Dealership license, plus other criteria he has too meet. Stan stated he wants to put up a fence between the rental property and the business which will help to separate the two properties. Stan stated that he will only sell used cars on this lot and cars he repairs will be placed behind his repair garage. Curt Reichert asked about curb and gutter for 6th Avenue East as Stan will be building an addition on to his exiting garage. Curt stated that way the water will not flood the property and be better for the street. Matt Keller recommend that Stan put in a flat pan type of curb where the water will still run and cars can still drive across it to be placed on the property. Curt recommend that Stan be required to put in the flat pan curb and use 6th Avenue East to drive onto property and not from Grand Crossing. Zoning Officer Cynthia Rische recommend that Stan also be required to clean up this property by removing all old cars between old house and repair garage, remove all junk items and car from rental property, clean up the tree line between his property and Kyle Jensen's and only park 6 cars be the repair garage at a time for repairs. Zoning Officer Cynthia Rische recommended that he only park and sell used cars on the lot he is clearing and no junk cars on any of his properties if rezoned to Highway Commercial. Curt Reichert made a motion to approve the Rezoning of Stan's property from General Commercial to Highway Commercial with stipulations:

1. Put in a plat pan curb on 6th Avenue East
2. Customers and to park cars can only use the 6th Avenue East side, no entry from Grand Crossing
3. Clean up all property owned by Stan on this block, to include removal of old cars, junk between old house and garage, junk and cars on rental property next door and clean up the tree line.
4. Have only 6 repairable cars parked behind the repair garage at a time.

Liz Ford second the motion, all present voted in favor, motion carried. Stan agreed to the stipulations and was advised this will go before the City Council on June 14th for final approval.

Conditional Use Application for Larriane and Terry While at 615 4th Avenue West in Mobridge, SD, legally described as Grand Crossing Addition, Lot 3A-C, Block 61. The purpose of the Conditional Use Application is to allow a daycare business at this residence. Zoning Officer Cynthia Rische advised that due to the location of this daycare she wanted to ensure the safety of kids being dropped off and picked up. Zoning Officer Cynthia Rische advised that she had checked out the property where the daycare will be located, and the side door (southside of house) will be the entrance to the daycare, the fenced in yard for the kids will be in the back of the house and parents will be able to use the driveway and back of house if needed. Larriane and Terry both reiterated that no kids will be picked up or dropped off by parking on 4th Avenue East (Hwy 1804). Larriane stated she will be open from 0700-1800 and at this time will have only 8 kids, if she has 12 or more then she is required by law to have another adult helper. Larriane plans to open up the Day Care on June 19th. Matt Keller made a motion to approve the Day Care Business at this residence, second by Liz For, all present voted in favor, motion carried.

In other business, Zoning Officer Cynthia Rische asked the Commission their thoughts on moving an older trailer that was already in City Limits to another lot in the City Limits. Tom Singer advised that in the past this was brought to the board by someone else and the board denied it. Tom recommend that the party wanting to do this come to the next Planning and Zoning Meeting in June with pictures of inside trailer etc. Zoning Officer Cynthia Rische advised she will contact Christy Gilbert (845-6997) and advise her of this.

Zoning Officer Cynthia Rische advised the Planning and Zoning Commission that the new garage built by Terry Schlenker may be in violation of Residential zoned area. Rische advised she will be mailing Terry a letter to advise him of the Residential Zoning Ordinance for accessory buildings. That they cannot be used for Commercial purposes (business equipment etc). Matt Keller questions if we can tell him what he can have in his garage, I advised him that under the residential zoned property they are for private use not for commercial storage, however if this is what he using it for then he could ask to have that property re-zoned.

Zoning Officer Cynthia Rische advised that all penalties for zoning as well as city ordinances will be updated to match the State Law, for class 2 misdemeanors. Class 2 Misdemeanors are punishable by no more than thirty (30) days in jail or a (\$500) five hundred dollar fine or both.

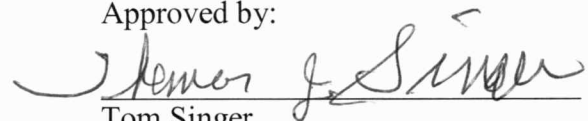
Zoning Officer Cynthia Rische advised that Eric Schley has retained a lawyer regarding is denial of his variance to keep his fence on the public right away. He will be attending the next Council meeting on this matter.

Liz Ford made a motion to adjourn the Planning and Zoning meeting, second by Curt Reichert, all present voted in favor, motion carried.

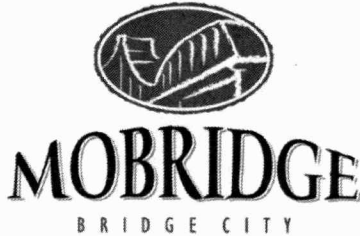
Submitted by:

Cindy Rische
Zoning Officer

Approved by:



Tom Singer
President – Planning & Zoning Chairman



City of Mobridge

114 1st Avenue East
Mobridge, SD 57601

605-845-3555

MINUTES

Mobridge City Planning & Zoning Commission
Wednesday, July 26, 2017
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, July 26, 2017 at 5:30 pm.

Members present were Tom Singer, Curtis Reichert, Liz Ford, Dean Martin, Zoning Officer Cynthia Rische and City Administrator Christine Goldsmith. Members of the public was Betty Springer, Bertha Hahne, Mariah Pequet, James Tolly, Harold Forbes, Karen Vogel, Lisa Merkel, Dana Merkel, Randy Carlson, Norrine Ritter, Stan Silvernagel, Katheryn Andersen, Jake Gardinen, Matt Keller, Michael Tolly, Betty Springer, Janice P, and Linda Schanzenbach.

Hearing was called to order by Planning & Zoning Chairperson Tom Singer and roll call was taken. All members were present. Motion to adopt the agenda made by Curt Reichert, second by Liz Ford all present voted in favor, motion carried.

Motion to approve the minutes from June 28, 2017 was made by Dean Martin, second by Liz Ford, all present voted in favor, motion carried.

Public Hearing:

Variance Application for J & M One Stop Shop (owner James Tolly) at 1101 East Grand Crossing in Mobridge, SD, legally described as Draeger's 1st Addition, lots 1-3, Block 3. The purpose of the Variance application is to allow a fence around the tow yard behind the business at 1101 East Grand Crossing. The cars that are towed by J & M One Stop Shop are being broken in and items are stolen off of the towed cars.

Zoning Officer Cynthia Rische advised the board that City Attorney Rich Cain will speak to the board regarding Variances Process before discussing the variance application for J& M One Stop Shop. City Attorney Rick Cain explained the definition of a Variance and the Planning & Zoning Commission's role in approving them.

Zoning Officer Cynthia Rische stated she interpreted the Variance Definition incorrectly and that he did not need a Variance and that all he needed to do was fill a building permit. Zoning Officer Rische stated all building permit applications are approved by the City Council at their monthly meetings.

There was much discussion from all the guests regarding the fence for J & M One Stop Shop, City Impound Yard, and other businesses that are not in compliance with the nuisance ordinance. Zoning Officer Rische advised that having 60 cars on the property was a violation of the Zoning Ordinance as under the current zoning ordinance definitions, J& M One Stop Shop is only allowed to have 750 square feet to put vehicles on, which is only about 5-6 vehicles. Zoning Officer Rische explained that under the current zoning ordinance definitions, a tow business nor auto storage yards (impound yards) is defined. Zoning Officer Rische explained that under the current zoning ordinances, J & M One Stop Shop would have to have their vehicle impound yard in the Heavy Industrial Zoned Area as it is not allowed in Highway Commercial.

Zoning Officer Rische advised Tolly, she will let Finance Officer Heather Beck know to refund the \$150 for the Variance Application fee. Tolly was advised by Zoning Officer Rische and City Attorney Cain to fill out a building permit application before August 9, 2017, so it could be presented to the City Council. City Attorney Cain advised Tolley that if he had an outstanding nuisance violation a building permit could not be issued until nuisance violation was taken care of. Tolley was also advised to get on the August 9, 2017 City Council agenda so he could address the City Council in regards to possible leasing city property down by the Waste Water Treatment Plant.

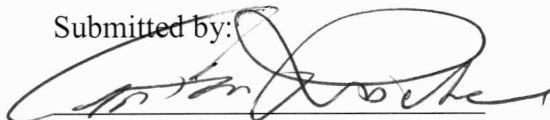
New Business:

Zoning Officer Rische advised David and Susan Vowell pulled their Variance Application due to they will just attach the fence to the back of the house.

Zoning Officer Rische advised the Commission on a possible rezoning for Ace Hardware as they would like to be to sell trailers, and this falls under Highway Commercial only.

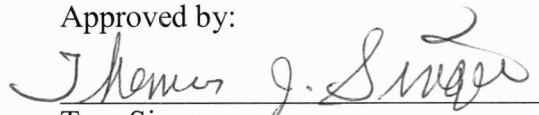
Liz Ford made a motion to adjourn the Planning and Zoning meeting, second by Curt Reichert, all present voted in favor, motion carried.

Submitted by:

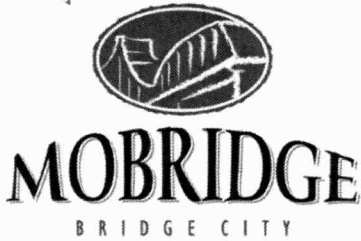


Cindy Rische
Zoning Officer

Approved by:



Tom Singer
President – Planning & Zoning Chairman



City of Mobridge

114 1st Avenue East
Mobridge, SD 57601

605-845-3555

MINUTES

Mobridge City Planning & Zoning Commission
Wednesday, August 30, 2017
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, August 30, 2017 at 5:30 pm.

Members present were Tom Singer, Curtis Reichert, Liz Ford, Dean Martin, Zoning Officer Cynthia Rische. Members of the public was Councilman Tom O'Connell, Bonnie Larson and Bev Selzler.

Hearing was called to order by Planning & Zoning Chairperson Tom Singer and roll call was taken. All members were present. Motion to adopt the agenda made by Liz Ford, second by Duane Martin all present voted in favor, motion carried.

Motion to approve the minutes from June 28, 2017 was made by Dean Martin, second by Liz Ford, all present voted in favor, motion carried.

Public Hearing:

Variance Application for Bonnie Larson at 1002 1st Avenue West in Mobridge, SD, legally described as Mobridge Main Park, Lot 9 & South 22.5' of Lot 10, Block 18. The purpose of the Variance application is to allow the frontage to be at 21' instead of the required 25'. The old porch was 14' x 8' and the new porch will be 25' x 12' thus decreasing the frontage. All the other houses on the same side as the Larson residence is only at 21' for the frontage. Allowing this variance will put all the houses on this side of the block in line. Duane Martin made a motion to approve as Zoning Officer Cynthia Rische and Councilman Tom O'Connell has no quorums with reducing the frontage, second by Liz Ford, all present voted in favor, motion carried.

Bonnie asked if she still had to wait for her building permit and Zoning Officer Rische advised yes she would. Bonnie stated that she wanted to get started sooner than the September 13th City Council meeting due to the weather and she had the contractor lined up to start. Councilman O'Connell advised he would see what he could do to see if he could get it approved earlier and to contact Zoning Officer Rische on Monday.

New Business:

Discussion on the progress of Stan Silvernagel Car Dealership business. Duane Martin made a request for Zoning Officer Rische to contact Stan Silvernagel and have him come to the next Planning & Zoning meeting to update them. The board had questions pertaining to why he has not complied with the conditions they set in order for him to be rezoned. Zoning Officer Rische advised she will send him a letter requesting his presence at the September meeting.

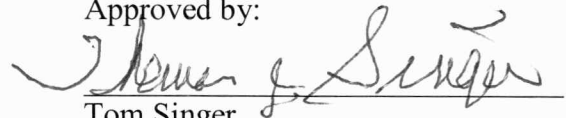
Duane Martin made a motion to adjourn the Planning and Zoning meeting, second by Liz Ford , all present voted in favor, motion carried.

Submitted by:

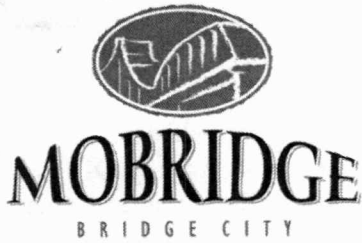


Cindy Rische
Zoning Officer

Approved by:



Tom Singer
President – Planning & Zoning Chairman



City of Mobridge

114 1st Avenue East
Mobridge, SD 57601

605-845-3555

MINUTES

Mobridge City Planning & Zoning Commission
Wednesday, September 25, 2017
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, September 23, 2017 at 5:30 pm.

Members present were Tom Singer, Curtis Reichert, Liz Ford, Dean Martin, Zoning Officer Cynthia Rische. Members of the public was Steve Tumbelson and Tumbelson. Hearing was called to order by Planning & Zoning Chairperson Tom Singer and roll call was taken. All members were present.

Motion to adopt the agenda made by Duane Martin, second by Curtis Reichert, all present voted in favor, motion carried.

Motion to approve the minutes from August 30, 2017 was made by Liz Ford, second by Curt Reichert, all present voted in favor, motion carried.

Public Hearing:

Conditional Use Application for Steve Tumbelson at 410 20th Street East in Mobridge, SD, legally described as legal description is E. 440' of tract 10 IN S2NE4NE4 19-124-79. The purpose of the conditional use is to have expand his non-conforming structure used as storage in a residential zoned area (R-1). The addition to the exiting non-conforming structure will be on the south side and will be 40' x 32'. Steve advised that when he purchased the property it was zoned as Agriculture and at that time having a business out there was allowed. Steve advised that he would also like to add on a residence to the East side of the building, which would bring him into compliance as the property is Zoned as Residential 1. Steve requested to modify his conditional use application and his building permit to reflect the 40' x 32' addition for his business and add a 22' x 92' for his new residence. Reichert asked if there was enough room on the east side for a residence, Tumbelson stated that he had enough room as his property line was the tree line that runs along Hwy 1804 (4th Avenue East). Duane Duane Martin made a motion to approve the Conditional Use Permit Application with the requested modification of adding on a residence to the east side of the existing structure, second by Curt Reichert, all present voted in favor, motion carried. Zoning Officer Cynthia Rische advised Steve he will need to stop in to make payment adjustment on the building permit due to the cost of the residence addition.

New Business:

Zoning Officer Rische gave an update on the progress of Stan Silvernagel Car Dealership business. Zoning Officer Rische advised that he has complied with the nuisance stipulations. Zoning Officer Rische advised that Stan will not have the Used Car Dealership up and running till next spring, therefore he will still be required to fulfil the other stipulations set by the Planning and Zoning Board.

Zoning Officer Rische asked the Planning and Zoning Board about a request she received to put up a temporary snow fence to catch leaves and snow. After discussion on the fence ordinance, it was determined that this would set a precedence and would cause more problems. Duane Martin made a motion to only allow temporary fencing for construction purposes only not for catching leaves or snow in the city limits of Mobridge, second by Curt Reichert, all present voted in favor, motion carried.

Zoning Officer Rische advised she had a resident request to add on to the exiting garage but wants to be less than 6' from the property line. Wants the new part be aligned with the exiting garage which is only 3f from property line. Curt Reichert advised to have the party fill out a variance request and to make sure where the side and rear property lines are.

Zoning Officer Rische presented the Planning and Zoning Board the new definitions for Auto Tow Business, Auto Storage Yard and the requirements. Zoning Officer Rische advised that the zoning ordinances will be updated in 2018, and as it stands now there is no definitions for these types of businesses or requirements, as the exiting tow businesses fall under the 750 square feet for vehicles. Zoning Officer Rische also advised that a new definition is in the works for Auto Repair / Body Businesses and will have requirements as well. Zoning Officer Rische asked for the Boards input on these definitions and if they had a specific zoned district for the tow businesses and auto storage yards. Duane Martin made a motion to recommend that the city council accepts the Auto Tow Business and Auto Storage Yard definitions and to add tow business with auto storage yards in Highway Commercial District, second by Curt Reichert, all present voted in favor, motion carried.

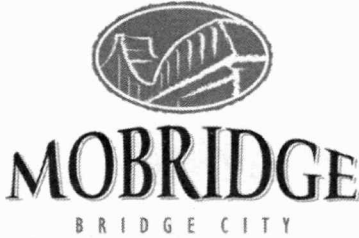
Liz Ford made a motion to adjourn the Planning and Zoning meeting, second by Curt Reichert, all present voted in favor, motion carried.

Submitted by:

Cindy Rische
Zoning Officer

Approved by:

Tom Singer
President – Planning & Zoning Chairman



City of Mobridge

114 1st Avenue East
Mobridge, SD 57601
605-845-3555

MINUTES

Mobridge City Planning & Zoning Commission
Wednesday, November 29, 2017
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, November 29, 2017 at 5:30 pm.

Members present were Tom Singer, Curtis Reichert, Liz Ford, Dean Martin, Zoning Officer Cynthia Rische. Members of the public was Rick Cain and John Ayoub. Hearing was called to order by Planning & Zoning Chairperson Tom Singer and roll call was taken. All members were present.

Motion to adopt the agenda made by Liz Ford, second by Curtis Reichert, all present voted in favor, motion carried.

Motion to approve the minutes from September 25, 2017 was made by Duane Martin, second by Curt Reichert, all present voted in favor, motion carried.

Public Hearing:

Rezoning Petition for property owned by Mobridge Economic Development Corporation legally described as South 180.04 feet of East 305.38 feet of Lot 2 of Dollar General Addition to the City of Mobridge. The purpose of the rezoning petition is to change the zoned district from Highway Commercial to General Commercial. Rezoning this property will allow a wider variety of businesses.

New Business:

Zoning Officer Rische advised that the new zoning definitions will be discussed at the City Council Meeting on December 13, 2017. There will be no action taken or motion made to adopt these new definitions.

Zoning Officer Rische gave an update on the Lowe Building and what the next step was to finish up the demolition process of taking out the foundation and backfill the hole.

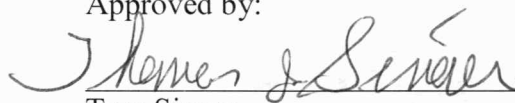
Zoning Officer Rische advised there were questions from the County Superintendent Penny Goetz and States Attorney Jamie Hare in regards to the placement of Matt Keller's new building. The new pan cutter was thought to be 9 feet over on the county road. After looking at the zoning map, the area in question is in city limits and the road is actually not straight therefore it appears that he is 9 feet onto the road.

Duane Martin made a motion to adjourn the Planning and Zoning meeting, second by Liz Ford, all present voted in favor, motion carried.

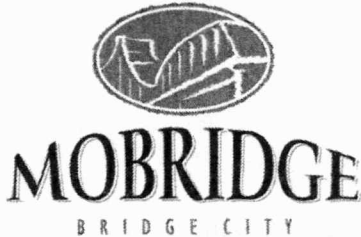
Submitted by:

Cindy Rische
Zoning Officer

Approved by:



Tom Singer
President – Planning & Zoning Chairman



City of Mobridge

114 1st Avenue East
Mobridge, SD 57601
605-845-3555

MINUTES

Mobridge City Planning & Zoning Commission
Wednesday, December 20, 2017
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, December 20, 2017 at 5:30 pm.

Members present were Tom Singer, Curtis Reichert, Liz Ford, Dean Martin, Zoning Officer Cynthia Rische. Members of the public was Roger and Bonnie Thorenson. Hearing was called to order by Planning & Zoning Chairperson Tom Singer and roll call was taken. All members were present.

Motion to adopt the agenda made by Curt Reichert, second by Liz Ford, all present voted in favor, motion carried.

Motion to approve the minutes from November 29, 2017 was made by Duane Martin, second by Liz Ford, all present voted in favor, motion carried.

Public Hearing:

Variance Application for property owned by Roger and Bonnie Thorenson at 601 9th Avenue East, Legal Description is Lot A-10, Subdivision Tract A, SE1/4, SW1/4, Sec 20, Town 124N, Range 79 in the City of Mobridge. Roger is requesting that he be allowed to place a 60' x 64' building on less than 5 acres, and to allow the front footage to be 40' not 100' and the southside frontage to be 24' not 40' which is the required setbacks for the Agriculture Zoned District. Roger explained the front of the building will face west towards the gravel road and that the septic system will be on the north side of the property. Roger explained that he is using the building to put farm equipment in, a boat and plans to put up panel on the east side so that during the rodeo he can let the cowboys use this area for their horses if needed. Roger explained that he was required by the state to put in a big enough septic system in case others used the bathroom in the building. Curt asked about why he did not hook up to city sewer instead, and Zoning Officer Cynthia Rische explained that it was because he was farther away then 100' which is required by city ordinance. A motion to grant the variance was made by Duane Martin, second by Curt Reichert, all present voted in favor, motion carried.

New Business:

Zoning Officer Rische gave an update on the Lowe Building and advised the board that Kim Ulmer did not want to remove the foundation or backfill as he is hoping to sell the property as is. Zoning Officer Rische advised the board that he was sent a letter regarding the city ordinance requiring him to remove the foundation. Zoning Officer Rische stated that the demolition permit does not expire till February 21, 2018, therefore he does have till then to have the foundation removed. Zoning Officer Rische advised that if no work is done for 30 days then the demolition permit does become null in void, which would be January 14, 2018.

Zoning Officer Rische stated that at the January 24, 2018 meeting we would be discussing a replat of property of Best Way. Right now, the property is in two lots and Doug Tisdall is wanting to replat it into 3 lots.

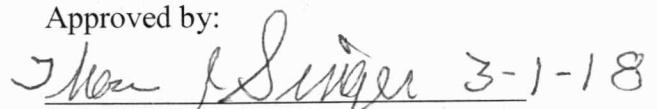
Duane Martin made a motion to adjourn the Planning and Zoning meeting, second by Liz Ford, all present voted in favor, motion carried.

Submitted by:



Cindy Rische
Zoning Officer

Approved by:



Tom Singer
President – Planning & Zoning Chairman