

**MOBRIDGE PLANNING & ZONING COMMISSION
MEETING MINUTES FEBRUARY 20 2019**

Pursuant to due call and notice thereof, a meeting of the Planning and Zoning Commission for the City of Mobridge S. D. was duly held in the City Hall on Wednesday February 20 2019 at 5:30 pm.

Chairman Tom Singer called meeting to order at 5:30 pm

Board members present were: Liz Ford, Lillian Wientjes, Ken Rossow, & Tom Singer.

New Members of Commission Welcomed to the Commission by the chairman.

Motion to approve December Meeting Minutes Was made by Liz Ford & second by Ken Rossow. Yea 3 Nay 0

Motion to approve Agenda was made by Lillian W. & seconded by Liz F. Yea 3 Nay 0

No new business.

New Business:

Board agreed to electing A Vic Chairman. Ken Nominated Liz sighting her experience. Lil 2nd motion. However; because this action was not on the agenda , the board will visit the issue in next board meeting.

Next meeting was scheduled for April 24th 2019 in conjunction with Necog. Visit.

Having no further business a motion to Adjourn was requested by the Chairman. Liz made motion to adjourn Lil second , All voted in favor of motion to adjourned at 6:10 pm.

APPROVED BY Ken
2nd BY Liz

MOBRIDGE PLANNING & ZONING COMMISSION
MEETING MINUTES April 24th 2019

Pursuant to due call and notice thereof, a meeting of the Planning and Zoning Commission for the City of Mobridge S. D. was duly held in the City Hall on Wednesday April 24th 2019 at 5:30 pm.

Chairman Tom Singer called meeting to order at 5:30 pm

Board members present were: Liz Ford, Lillian Wientjes, Ken Rossow, Tom Singer.

Motion to approve February 20th Meeting Minutes Was made by Ken & second by Liz. Yea 3 Nay 0

Motion to approve Agenda was made by Lillian W. & seconded by Liz F. Yea 3 Nay 0

Old Business:
None

New Business:

Board was apprised of resignation of Brandon Rookie and asked to suggest a replacement for him.

Eric representing NECOG reviewed proposed updated zoning and planning ordinances.

Next meeting was scheduled for May 2nd 2019

Having no further business a motion to Adjourn was requested by the Chairman. Ken made motion to adjourn' Lil second , All voted in favor of motion to adjourned at 6:10 pm.

MOBRIDGE PLANNING & ZONING COMMISSION
MEETING MINUTES May 2nd 2019

Pursuant to due call and notice thereof, a meeting of the Planning and Zoning Commission for the City of Mobridge S. D. was duly held in the City Hall on Thursday May 2nd 2019 at 5:30 pm.

Chairman Tom Singer called meeting to order at 5:30 pm

Board members present were: Liz Ford, Lillian Wientjes, Ken Rossow, Tom Singer.

Motion to approve April 24th Meeting Minutes Was made by Lil & second by Liz. Yea 3 Nay 0

Motion to approve Agenda was made by Ken. & seconded by Liz F. Yea 3 Nay 0

Old Business:

Board was apprised of resignation of Brandon Rookie and asked to suggest a replacement for him.

New Business:

Conditional use permit submitted by Mrs Jorgan Lager for day nursery in her home at 304 13th St. west was reviewed by the board and found to be in compliance with all provisions noted in title 21 (21.02). And there was no opposition to the permit at the advertised public hearing. The permit was approved 4 yes 0 no

In response to NECOG proposed zoning ordinance update outlined at the April 24th meeting, Zoning officer Duane Martin made a motion that would ask the city to consider expanding R-3 zoning district to include all residential (R 2) area south of Grand Crossing into the proposed updated zoning and planning ordinances. Motion was second by Ken . Motion passed by 5 in favor and 0 against.

Next meeting was scheduled for May 22nd 2019

Having no further business a motion to Adjourn was requested by the Chairman. Liz made motion to adjourn' Lil second , All voted in favor of motion to adjourned at 5:50 pm.

**MOBRIDGE PLANNING & ZONING COMMISSION
MEETING MINUTES JUNE 12TH 2019**

Pursuant to due call and notice thereof, a meeting of the Planning and Zoning Commission for the City of Mobridge S. D. was duly held in the City Hall on Wednesday June 12th 2019 at 5:30 pm.

Chairman Tom Singer called meeting to order at 5:30 pm

Board members present were: Liz Ford, Lillian Wientjes, Ken Rossow, Tom Singer.

Motion to approve May 2nd Meeting Minutes Was made by Ken & second by Lillian. Yea 3 Nay 0

Motion to approve Agenda was made by Liz. & seconded by Ken
Yea 3 Nay 0

Old Business:

Board discussed NECOG proposed zoning ordinance update plan and agreed that the proposed plan as presented by Eric at the April 24th meeting was acceptable.

New Business:

Considered the variance request for increased height of front yard fence submitted by Mrs Darcy Dykhouse at her home located at 614 11th street west. The board reviewed the request and found the variance was justified on the bases that the additional height would not be detrimental to the neighborhood or be an obstruction to any residents view or traffic from the alley or on 11th street. There was no opposition to the variance at the advertised public hearing. The variance was approved 4 yes 0 no

The chairman informed the board that Mr. Landis was appointed to the Board by the city council and he would join the Zoning board as the 5th member of the board.

Next meeting was scheduled for June 19th 2019

Having no further business a motion to Adjourn was requested by the Chairman. Ken made motion to adjourn' Lil second , All voted in favor of motion to adjourned at 6:15 pm.

MOBRIDGE PLANNING & ZONING COMMISSION
MEETING MINUTES JUNE 19TH 2019

Pursuant to due call and notice thereof, a meeting of the Planning and Zoning Commission for the City of Mobridge S. D. was duly held in the City Hall on Wednesday June 19th 2019 at 5:30 pm.

Vise chairperson Liz Ford called meeting to order at 5:30 pm

Board members present were: Liz Ford, Lillian Wientjes, Ken Rossow;

Motion to approve June 12th Meeting Minutes Was made by Ken & second by Lillian. Yea 3 Nay 0

Motion to approve Agenda was made by Lillian. & seconded by Ken
Yea 3 Nay 0

Old Business: None

New Business:

Considered variance request for reduced front yard setback for building in H - C district west of the service road on west side of Hwy 12 between the Kountry Inn Motel and Mobridge Gas.

Ordinance requires a 30 foot front yard setback

The variance requesting the set back be reduced to 10 feet.

The zoning board recognized the irregularity of front yard set backs of other building in the immediate area,

Other neighboring business require a front yard for parking while the proposed storage building will not require a parking area.

It was noted that there are no east to west streets in this H-C district, therefore; there wouldn't be any intersection view obstruction to consider.

The reduced front yard setback would not obstruct view of service road traffic.

There was no opposition to the variance at the advertised public hearing.

The variance was approved 3 yes 0 no

Considered the variance request for increased height of front yard fence.

Variance is asking for front yard fence height be increased from 4 foot to 6 foot. Ordinance limits height of front yard fence to 4 feet

Variance was submitted by Sam Merkel for fence at his home located at 420 8th street east.

The board reviewed the request and found the variance was justified on the bases:

That the additional height would not be detrimental to the neighborhood.

Or be an obstruction to any neighborhood residents view

Or obstruct the view of traffic from the alley or on 8th street.

There was no opposition to the variance at the advertised public hearing.

The variance was approved 3 yes 0 no

Next meeting was scheduled for July 17h 2019

Having no further business a motion to Adjourn was requested by the Chairperson. Lil made motion to adjourn' Ken second , All voted in favor of motion to adjourned at 6:10 pm.

MOBRIDGE PLANNING & ZONING COMMISSION
MEETING MINUTES JULY 17TH 2019

Pursuant to due call and notice thereof, a meeting of the Planning and Zoning Commission for the City of Mobridge S. D. was duly held in the City Hall on Wednesday July 17th 2019 at 5:30 pm.

Chairperson Tom Singer called meeting to order at 5:31 pm

Board members present were: Liz Ford, Lillian Wientjes, Ken Rossow, Ron Landis & Tom Singer.

Motion to approve June 19th Meeting Minutes Was made by Ken & second by Liz. Yea 5 Nay 0

Motion to approve Agenda was made by Lillian. & seconded by Liz
Yea 5 Nay 0

Old Business: None

New Business:

Considered variance request submitted by Randy & Melody Hanson for reduced rear yard setback, rear yard coverage and building height for construction of 32' X 54. garage in their rear yard at 1122 10th ave west located in the R-2 district.

The variance is requesting the rear yard set back be reduced from 6. To 4. to feet. And the regulation limiting rear yard coverage be waved due to the large side yard which is considered as rear yard on this property & the height of the 2 story house be considered when addressing the increased height of the proposed garage.

The zoning board did recognize that the proposed garage would be compatible with existing improvements in the neighborhood and the reduced rear yard reduced set back would not create a hardship for others adjacent to, or those that use the alley including the city and public services. The board also felt that increasing the height of the proposed building from 18' To 20 feet would conform with other structures in the neighborhood.

There was no opposition to the variance from the public at the advertised public hearing or from anyone via the mail, telephone or in person.

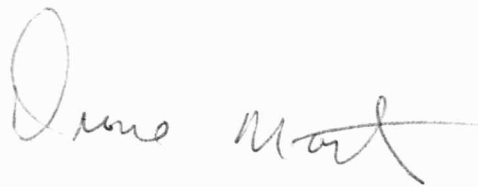
The variances were approved 5 yes 0 no

The board agreed 5 to 0 to extend the permit issued to Kingdom Hall on August 17th 2018 be extended one month thru September 2019

The board had limited discussion of a structure in the Light Industrial District. The discussion was for information only , No conclusions were made or asked for.

Next meeting was scheduled for August 21st 2019

Having no further business a motion to Adjourn was requested by the Chairperson. Ken made motion to adjourn' Lil second , All voted in favor of motion to adjourned at 6:03 pm.

 07/18/19



City of Moberidge

114 1st Avenue East
Moberidge, SD 57601

605-845-6397

MOBRIDGE PLANNING & ZONING COMMISSION MEETING MINUTES SEPTEMBER 25th 2019

Pursuant to due call and notice thereof, a meeting of the Planning and Zoning Commission for the City of Moberidge S. D. was duly held in the City Hall on Wednesday September 25th 2019 at 5:30 pm.

V. P. Chairperson Liz Ford called meeting to order at 5:33 pm
Board members present were: Liz Ford, Lillian Wientjes, Ken Rossow & Ron Landis.

Motion to approve August 23rd Meeting Minutes Was made by Ken & second by Lil Yea 4 Nay 0

Motion to approve Agenda was made by Lillian. & seconded by Ron Yea 4 Nay 0

New Business:

Considered variance request submitted by Mr Tworgo for reduced side yard setback, at 409 5th Ave West located in the R-2 district. The variance is requesting the side yard set back be reduced from 6 feet to 2 feet. The zoning board did recognize that the proposed reduced setback would be compatible with existing improvements in the neighborhood and would not create a hardship for others. The board also felt that Because a prior demolished garage on the same site was grandfathered in and the demolished garage concrete floor remained in tacked the variance had merit.

There was no public opposition to the variance at the advertised public hearing or from anyone via the mail, telephone or in person.
The variances were approved 4 yes 0 no

The board discussed the appeal process for denied permits.

The board also called attention to the many nuisance properties that result from some business conducted out of residential garages.

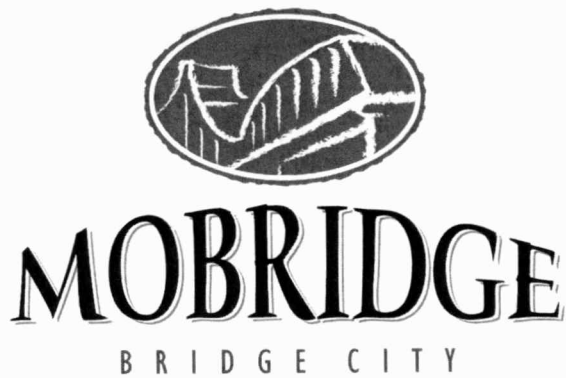
The next board meeting was scheduled for October 16 2019.

Old Business:

None

Having no further business a motion to Adjourn was requested by the Chairperson. Lil made motion to adjourn' Kenl second ,

All voted in favor of motion to adjourned at 6:11 pm.



MOBRIDGE PLANNING & ZONING COMMISSION
MEETING MINUTES OCTOBER 16th 2019

Pursuant to due call and notice thereof, a meeting of the Planning and Zoning Commission for the City of Moberidge S. D. was duly held in the City Hall on Wednesday October 16th 2019 at 5:30 pm.

Chairperson Tom Singer called meeting to order at 5:30 pm
Board members present were: Liz Ford, Lillian Wientjes, Ken Rossow & Tom Singer.

Motion to approve Agenda was made by Liz. & seconded by lil
Yea 3 Nay 0

New Business:

Considered John Dady's appeal of temporary permit denial.

There was no public opposition from anyone via the mail, telephone or in person.

A motion to up hold the denial was made by Ken Rossow, But died for lack of a second. Therefore ; The appeal was upheld and John Dady was granted the temporary permit.

A next board meeting was not scheduled.

Having no further business a motion to Adjourn was requested by the Chairperson. Lil made motion to adjourn' Ken second ,
Meeting adjourned at 5:58 pm.