

City of Mobridge

114 1st Avenue East
Mobridge, SD 57601

605-845-3555

MINUTES

Mobridge City Planning & Zoning Commission
Wednesday-February 3rd, 2021
4:30 pm – Mobridge City Hall

Pursuant to due call and notice thereof, meeting of the Planning and Zoning Commission for the City of Mobridge S.D. was duly held in the City Hall on Wednesday, February 3rd, 2021 at 4:30 pm.

Vice Chairman Liz Ford Called meeting to order at 4:40 pm. Board members present were: Lil Wientjes, Ken Rossow, Lou Novich, Tom Singer by phone, and Zoning Officer Jacquelyn Rawstern. Guest Dawn and Kerry Konold, Helen and Kent Moak, Steve and Theresa Schneider, Sharron Simon, Barb and Bob Zerr, Darrell Bender and Mayor Gene Cox.

Motion to adopt the agenda was made Ken and second was made by Lou and carried.

Motion to approve December 9th, 2020 minutes was made by Lil and second by Ken and carried.

New Business:

Public Hearing: The purpose of the hearing is to discuss the conditional use permit request submitted by Dawn and Kerry Konold at the location of 1918 Kennedy Drive, Mobridge SD legal description Mobridge Shor Acres Lot 94, Walworth County to operate an Airbnb Rooming/Boarding House at that location. Dawn was present and came forward to explained to the zoning board what an Airbnb is and what her plans were for the property.

There was public opposition from via mail, Ron and Cindy Maier at 1500 20th Street West and there were people from the neighborhood that wanted to voice their concern as well, Zoning Officer Rawstern reported.

The board gave the public a chance to voice their opinion. First to come up was Kent Mauck, he lives at 1516 Kennedy Drive. He voiced his option and is against the idea of Airbnb in his neighborhood. His concern was that it may cause decrease value of the property and the increase traffic in the area.

Tom Singer left meeting at 4:43 pm.

Next was Barb Zerr they live at 1906 Kennedy Drive. Their home is south of the Konold's property. They stated their options and their already existing problems of having people staying there for short terms. They are against the idea as well.

Then Helen Mauck came to the front of the board to address her concerns on what was already happening at the Konold property on a weekly bases of people coming and going for last two years. Her concern with the

increase traffic and the families with young children playing back forth across the road, something was waiting bad to happen.

Darrel Bender lives at 1509 Kennedy Drive addressed the Board his concerns about the increase traffic during the fishing and hunting season. He feels that the safety for the neighborhood children is at risk and that this location is not a place for business it a place for families.

Bob Zerr explained that they built their home in this location because it was away for commercial areas and its quite. They live right next door to the Konold property and when the guess would show up late at night with vehicles and being loud and noisy. He is against the Airbnb next door to his house.

Steve Schneider live at 1816 Kennedy Drive talked to the board members that he would enjoy having Dawn and Kerry as neighbors or a long term renter in the home. The concern he feels the same as Zerr's do, that the security in him own house is not the same. Everyone knows everyone and the uncomforted of these people coming and going not know where there from. The Airbnb it's not met to be in the residential area.

Dawn came back up with her sister Deb on the phone and asked her to speak about the people that were staying at the property when she was renting it. Deb said that they were friends and family that would come out to fish and stay with her. The basement was rented out to a gentleman on monthly bases and he come and go a lot as well. There was conflicts between the Zerr's and her through the two years that she lived there.

Dawn continued to explain that there is other Airbnb in town and there's no issues with traffic and went in to more detail on the process for someone to rent an Airbnb. Then she said the only time the property would be used is when they need an over flow from the lodge that they have out by Glenham. Dawn feels that this would be good for the town economy and has no problem if she has to set rules with the guest, such as the way they are allow to get to the property, where they park or any other things that the neighbors like to see.

Kent come back to the front and explained that they are not against having Airbnb in town, they just feel that this is not the right location to have it.

Darrell Bender came back and address the board again. Stated that the city has laws and for something like this needs to be okayed by the board. The neighborhood he lives in just isn't the place for a commercial business.

Motion to deny the conditional use permit was made by Lil, second Ken and all in favor motion carried.


Having no further business a motion to Adjourn was requested by the Vice Chairperson. Ken motion to adjourn and Lou second, meeting adjourned at 5:50.

Submitted by:

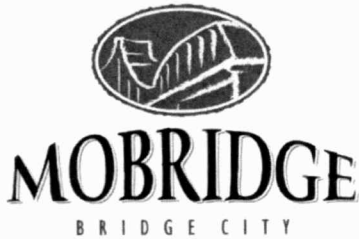


Jacquelyn Rawstern
Zoning Officer

Approved by:



Elizabeth Ford
Vice Chairman – Planning & Zoning Commission



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MINUTES

Mobridge City Planning & Zoning Commission
Thursday, June 17th, 2021
5:30 pm – Mobridge City Hall

Pursuant to due call and notice thereof, meeting of the Planning and Zoning Commission for the City of Mobridge S.D. was duly held in the City Hall on Thursday, June 17th, 2021 at 5:30 pm.

Vice Chairman Liz Ford Called meeting to order at 5:30 pm. Board members present were: Lil Wientjes, Ken Rossow, Lou Novich, Chad Hintz, Chris Peltier and Zoning Officer Jacquelyn Rawstern. Guest Caitlin and Eric Roshau.

Motion to adopt the agenda was made Wientjes and second was made by Rossow and carried.

Motion to approve February 3rd, 2021 minutes was made by Rossow and second by Wientjes and carried.

New Business:

Public Hearing: The purpose of the hearing is to discuss the variance request submitted by Eric and Caitlin Roshau, located at Lot 13 and S 12 ½ of Lot 14 Block 18 Main Park to the City of Mobridge, 1010 1st Avenue West, for a request to build a 10'11" x 34 ½" deck with a 13' setback on the front footage.

There was no public opposition from via mail, call or in person.

Zoning Officer Rawstern explained to the board that the required front footage in Residential R-2 Zoning Ordinance is 25 feet. That it is measured from the inside of the sidewalk and not from the curb. Showing and using the diagram of Lot Terms on page 124 from the Zoning Ordinance book to make things clearer on why we have to have a hearing for this.

The board opened the floor to the Roshau's to explain the reasoning of the variance request. They proposed that the size of the required front footage to be will decreased to the 13 feet. The house sits right at 25 feet back so there is no way they can build anything without having a variance. They explained that the side deck along the south side of the house will 6 feet off the property line.

Motion to approve the variance request was made by Rossow, second Peltier and all in favor motion carried.

Zoning Officer Rawstern informed the board that they need to schedule an upcoming meeting to go over the revised building permit amendment. Rawstern explained that the board can't make a movement tonight do to needing to run a legal in the paper for two weeks for a public hearing. Went on to explain the verbiage that

needed to be changed to make it more clear on what permits that can be approved. The board set the date for the next meeting for July 8th, 2021 at 7pm. (The meeting had to be moved back do to having problems with verbiage for the public hearing legal.) New set date is July 22th, 2021 at 7pm at the City Hall.

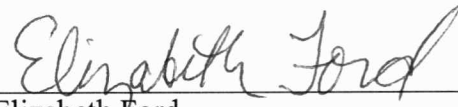
Having no further business a motion to Adjourn was requested by the Vice Chairperson. Peltier motion to adjourn and Hintz second, meeting adjourned at 5:50.

Submitted by:

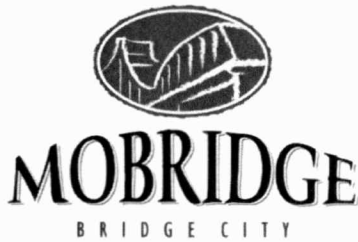


Jacquelyn Rawstern
Zoning Officer

Approved by:



Elizabeth Ford
Vice Chairman – Planning & Zoning Commission



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MINUTES

Mobridge City Planning & Zoning Commission
Thursday, July 22, 2021
7:00pm – Mobridge City Hall

Pursuant to due call and notice thereof, meeting of the Planning and Zoning Commission for the City of Mobridge S.D. was duly held in the City Hall on Thursday, July 22, 2021 at 7:00 pm.

Vice Chairman Liz Ford Called meeting to order at 7:14 pm. Board members present were: Lil Wientjes, Ken Rossow, Chad Hintz, and Zoning Officer Jacquelyn Rawstern.

Motion to adopt the agenda was made Wientjes and second was made by Rossow and carried.

Motion to approve June 17th, 2021 minutes was made by Wientjes and second by Hintz and carried.

New Business:

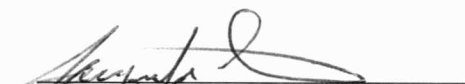
Public Hearing: The purpose of the hearing is to discuss the revision of Title 19, Section 19.03 of the Zoning Ordinances of the City of Mobridge, South Dakota. The propose change will allow the Zoning Administrator to issue building or demolition permit applied for to remedy a nuisance condition. The board discussed and asked Rawstern questions about the ordinance to make sure they were understanding the verbiage correctly. Motion to approve the building permit amendment was made by Wientjes, second Rossow and all in favor motion carried.

Re-plat:


Tract 1 Flihs-Jensen Addition in the SW ¼ of Section 18-T124N-R79W of the 6th P.M., Walworth county, south Dakota. Motion to approve the re-plat for Gary and Pamela Flihs was made by Rossow, second Hintz and all in favor motion carried.

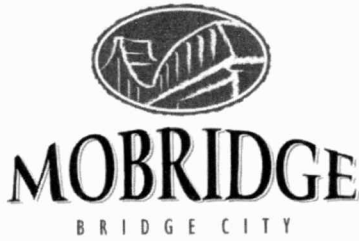
Having no further business, a motion to Adjourn was requested by the Vice Chairperson. Wientjes made the motion to adjourn and Hintz second, meeting adjourned at 7:50.

Submitted by:


Jacquelyn Rawstern
Zoning Officer

Approved by:


Elizabeth Ford
Vice Chairman – Planning & Zoning Commission



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MINUTES

Mobridge City Planning & Zoning Commission
Thursday, December 9, 2021
5:30pm – Mobridge City Hall

Pursuant to due call and notice thereof, meeting of the Planning and Zoning Commission for the City of Mobridge S.D. was duly held in the City Hall on Thursday, December 9, 2021 at 5:30 pm.

Vice Chairman Liz Ford Called meeting to order at 5:35 pm. Board members present were: Ken Rossow, Chad Hintz, Christopher Peltier and Zoning Officer Jacquelyn Rawstern. Tom Singer, Lillian Wientjes, Lou Novich was absent. Guest were Vern Fritz.

Motion to adopt the agenda was made by Peltier and second was made by Hintz and was carried.

Motion to approve July 22, 2021 minutes was made by Hintz and second by Rossow and was carried.

New Business:

Public Hearing: The purpose of this hearing is to discuss the petition to have property rezoned from General Commercial to Highway Commercial. The request to Rezone was submitted by Grant Oxner the new owner of 520 West Grand Crossing formally known as Ron's Repair. The legal description of the property requested to be rezoned is the Lots 7 and 8, Block 37, Grand Crossing Addition, Mobridge, Walworth County, South Dakota. Oxner wasn't present to answer or explain the reasoning of the request of the rezoning to the board. Zoning Officer Rawstern answered the boards' questions with the information that she was given to her from Oxner and her conversations. Rawstern told the board that he was going to rent out one of the offices to Al Bohle, for him to move his used car dealership from current location at J&M on East Grand Crossing to 520 West Grand Crossing. This isn't possible, because of the current zoning of property. Oxner is going to keep the repair shop operating as is and adding a small engine repair as well. The boards concern was the area that Oxner has to work with would be too small for a repair shop and car dealership on the two lots. The other concern was the distance of this property to other Highway Commercial properties. There is too much of a gap between this property from other highway commercial properties. The board gave guest Fritz a moment to speak. Fritz told the board that he owns a property on the north side of the same block as Oxner's property. At first Fritz wasn't sure of Oxner's attentions were with the business and he had no problem with him running a repair shop there. Fritz isn't in favor of having a car dealership there because of the room that is there and not liking the idea of more traffic on the avenue. Motion to deny the rezoning was made by Peltier, second Hintz and all in favor motion carried.

Other Business:

Rawstern informed that she talked with Singer on Thursday, December 9th about 2:30 pm and he informed her that he is resigning from the Planning and Zoning Board effective of right away due to health problems.

Election for President and Vice Chairman of the Planning and Zoning Board took place. Peltier made the motion to nominate Ford for President and second by Rossow. All in favor motion carried. Rossow made motion to nominate Peltier as Vice Chairman and second by Hintz. All in favor motion carried.

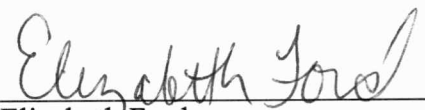
Having no further business, a motion to Adjourn was requested by the Vice Chairperson. Peltier made the motion to adjourn and Rossow second, meeting adjourned at 6:05 pm.

Submitted by:



Jacquelyn Rawstern
Zoning Officer

Approved by:



Elizabeth Ford
Vice Chairman – Planning & Zoning Commission