

City of Mobridge

114 1st Avenue East
Mobridge, SD 57601

605-845-3555

MINUTES

Mobridge City Planning & Zoning Commission
Thursday, February 24th, 2022
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, February 24th, 2022 at 5:30 pm.

Chairman Liz Ford Called meeting to order at 5:30 pm. Board members present were: Ken Rossow, Chad Hintz, Christopher Peltier, Lillian Wientjes, Denise Centeno and Zoning Officer Jacquelyn Rawstern. Lou Novich was absent.

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

Minutes: Motion to approve December 9th, 2021 minutes was made by Peltier and second by Hintz and was carried.

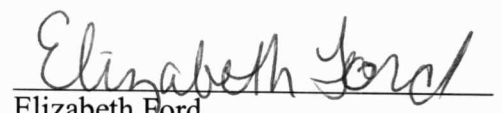
Public Hearing: The purpose of this hearing is to discuss amending Ordinance 12.02 Permitted Uses, Section 2. Conditional Uses. (Subject to approval by Board of Zoning Adjustment) Title 12 – General Commercial District (GC). Adding letter C. Retail sale of new and used automobiles, trucks, boats, motorcycles. Rawstern explained that this amended ordinance come from the Zoning & Planning Commission which included Mayor Gene Cox, Ward 3 Randy Carlson, Ward 2 Brent Kemnitz Council Members. They are asking the Zoning & Planning Board to approval of the change. The discussion started after Grant Oxner went to the January 11, 2022 council meeting to file an appeal on a re-zoning from General Commercial to Highway Commercial to allow for a car dealership. The Council up hold the board's decision to deny rezoning. 4-2 vote. Rawstern also explained that adding this to the conditional use section will allow the board to set conditions when approving the applications when they come through and this will open more opportunities for some of these other repair shops and some empty lots to be used in the middle of town along the highway. Motion to approve amending Ordinance 12.02 Permitted Uses Section 2. Conditional Uses was made by Weintjes, second Centeno and all in favor motion carried.

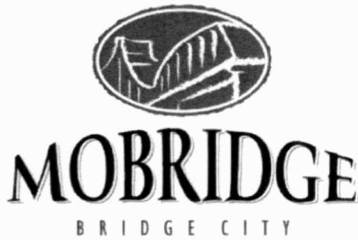
Having no further business, a motion to Adjourn was requested by the Chairperson. Peltier made the motion to adjourn and Hintz second, meeting adjourned at 5:50 pm.

Submitted by:


Jacquelyn Rawstern
Zoning Officer

Approved by:


Elizabeth Ford
Chairman – Planning & Zoning Commission



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MINUTES

Mobridge City Planning & Zoning Commission
Tuesday, March 15, 2022
5:30pm – Mobridge City Hall

Meeting of the Planning and Zoning Commission for the City of Mobridge S.D. was duly held in the City Hall on Tuesday, March 15th, 2022 at 5:30 pm.

Chairman Liz Ford Called meeting to order at 5:30 pm. Board members present were: Ken Rossow, Chad Hintz, Christopher Peltier, Lillian Wientjes, Denise Centeno and Zoning Officer Jacquelyn Rawstern. Lou Novich was absent.

Agenda: Motion to adopt the agenda was made by Hintz and second was made by Rossow and was carried.

Minutes: Motion to approve February 24th, 2022 minutes was made by Wientjes and second by Centeno and was carried.

Re-Plat:

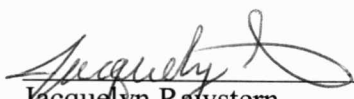
Plat of Lot 1 D & R Jensen Addition to the City of Mobridge, In the NW ¼ of Section 19-T124N-R79W of the 5th P.M., Walworth County, South Dakota. Motion to approve the re-plat for property owner Kyle Jensen was made by Peltier, second Hintz and all in favor motion carried.

Addition Information:

Zoning officer informed the board that she talked to Lou Novich via phone on Wednesday, March 9th at 12:45pm that he has resigned from the Zoning & Planning Board, effective immediately. So there is an opening on the board and if they think of anyone to let her know.

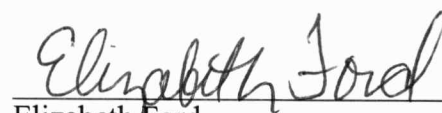
Having no further business, a motion to Adjourn was requested by the Chairperson. Centeno made the motion to adjourn and Rossow second, meeting adjourned at 5:43 pm.

Submitted by:

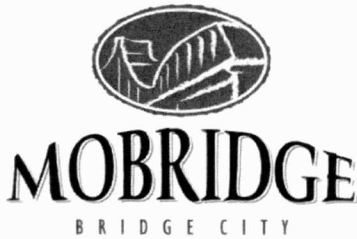


Jacquelyn Rawstern
Zoning Officer

Approved by:



Elizabeth Ford
Chairman – Planning & Zoning Commission



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MINUTES

Mobridge City Planning & Zoning Commission
Wednesday, April 27, 2022
5:30pm – Mobridge City Hall

Meeting of the Planning and Zoning Commission for the City of Mobridge S.D. was duly held in the City Hall on Wednesday, April 27th, 2022 at 5:30 pm.

Chairman Liz Ford Called meeting to order at 5:32 pm. Board members present were: Ken Rossow, Chad Hintz, Christopher Peltier, Lillian Wientjes, Denise Centeno and Zoning Officer Jacquelyn Rawstern. Guest Chris Fried was present.

Agenda: Motion to adopt the agenda was made by Peltier and second was made by Rossow and motion carried.

Minutes: Motion to approve March 15th, 2022 minutes was made by Rossow and second by Centeno and motion carried.

Variance Public Hearing:

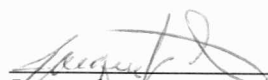
Chris and Mary Fried proposing building a garage with a height of being 23 feet at peak to allow a storage area and loft above garage. As well as proposing building the garage 4 ½ feet from the corner of the house. Zoning Ordinance 10.5 for accessory building maximum height is 18 feet and the distance of such buildings from other separate buildings on the same lot shall be at least 6 feet. The board opened the floor for discussion and to ask Fried any questions. Rossow asked, if he was going to rent it out to people. Fried answered no, and it was just for themselves. Having that extra room when family comes to visit them. Peltier talked to the board as an engineer view on the request. He said the height on the garage doesn't disrupting any views being in the alley and that the house is still higher than what the garage will be. It's not going to stand out from the rest of the buildings around the area. Motion to approve the Variance Application for property owners Chris and Mary Fried was made by Peltier, second Wientjes and all in favor motion carried.

Addition Information:

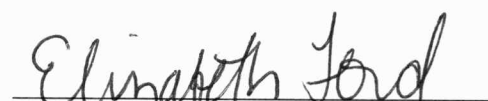
Zoning officer informed the board that she received a Conditional Use Application today and needed to schedule a meeting. Ask if Wednesday, May 18th at 5:30pm would work for everyone. She will send out information to them after it completed.

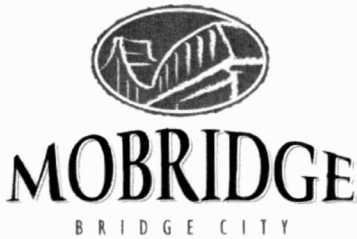
Having no further business, a motion to Adjourn was requested by the Chairperson. Peltier made the motion to adjourn and Rossow second, meeting adjourned at 5:43 pm.

Submitted by:


Jacquelyn Rawstern
Zoning Officer

Approved by:


Elizabeth Ford
Chairman – Planning & Zoning Commission



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MINUTES

Mobridge City Planning & Zoning Commission
Wednesday, May 18th, 2022
5:30pm – Mobridge City Hall

Meeting of the Planning and Zoning Commission for the City of Mobridge S.D. was duly held in the City Hall on Wednesday, May 18th, 2022 at 5:30 pm.

Chairman Liz Ford called meeting to order at 5:30 pm. Board members present were: Ken Rossow, Denise Centeno, Tom O'Connell, Lillian Wientjes and Zoning Officer Jacquelyn Rawstern. Chad Hintz, Christopher Peltier was absent. Guest Kerri Droog and Kent Mauck was present.

Agenda: Motion to adopt the agenda was made by O'Connell and second was made by Wientjes and motion carried.

Minutes: Motion to approve April 27th, 2022 minutes was made by Wientjes and second by Rossow, O'Connell abstained and motion carried.

Conditional Use Permit Public Hearing:

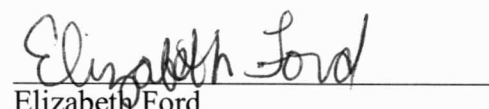
Kerri and Barb Droog requesting to have a shipping container placed on their property located on South Thunder Road to park his motorcycle and to store dog food that he sells. Zoning Ordinance 4.02.5 Placement of a Storage Container on any allowable zoned property shall be deemed a Conditional Use and a conditional use permit is required prior to placement of any Storage Container in any allowable area, ensuring proper location and effective anchoring/foundation according to the then most current edition of the International Building Code. Board members had questions and some concerns for Droog so the floor was open for discussion. Droog told the board that he is pouring a concrete pad in that location as well and the shipping container will sit on there instead of sitting on the ground. The pad will later down the line will be a structure. The one concern that all board members had was he was going to make it blend in with the area so it doesn't stand out as much as it is right now. Droog will plant trees or shrubs so it is more hidden. Motion to approve the Conditional Use Application for property owners Kerri and Barb Droog was made by Rossow, second Wientjes and all in favor motion carried.

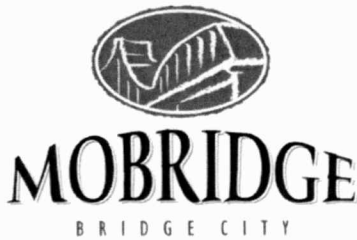
Having no further business, a motion to Adjourn was requested by the Chairperson. Centeno made the motion to adjourn and Rossow second, meeting adjourned at 6:30 pm.

Submitted by:


Jacquelyn Rawstern
Zoning Officer

Approved by:


Elizabeth Ford
Chairman – Planning & Zoning Commission



City of Mobridge

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MINUTES

Mobridge City Planning & Zoning Commission

Wednesday, July 14, 2022

5:30pm – Mobridge City Hall

Meeting of the Planning and Zoning Commission for the City of Mobridge S.D. was duly held in the City Hall on Wednesday, July 14th, 2022 at 5:30 pm.

Chairman Liz Ford Called meeting to order at 5:31 pm. Board members present were: Ken Rossow, Chad Hintz, Christopher Peltier, Lillian Wientjes, Denise Centeno and Zoning Officer Jacquelyn Rawstern. Tom O'Connell was absent. Guest Jamey Steiger was present.

Agenda: Motion to adopt the agenda was made by Wientjes and second was made by Hintz and motion carried.

Minutes: Motion to approve May 18th, 2022 minutes was made by Rossow and second by Centeno and motion carried.

Variance Public Hearing:

Jamey Steiger proposing building a garage with a height of being 19 feet and 8 inches at peak to allow twelve-foot garage doors to be installed. He wants to be able to storage his camper inside and out of the elements. Zoning Ordinance 10.5 for accessory building maximum height is 18 feet and the distance of such buildings from other separate buildings on the same lot shall be at least 6 feet. Motion to approve the Variance Application for property owners Jamey Steiger was made by Wientjes, second Hints and all in favor motion carried.


Addition Information:

Zoning officer informed the board that she received a Conditional Use Application today and needed to schedule a meeting. Ask if Tuesday, August 9th at 5:30pm would work for everyone. She will send out information to them after it completed.

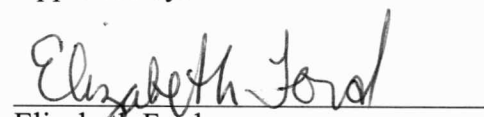
Zoning officer and board member had a discussion about start looking into maybe changing the Zoning Ordinance 10.5 for accessory building height being raised. Zoning Officer will start talking with other Cities to see what their height max is and will give an update at the next meeting.

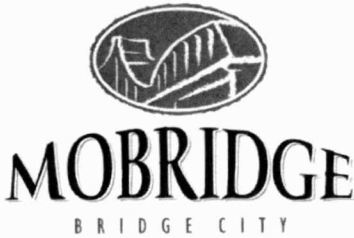
Having no further business, a motion to Adjourn was requested by the Chairman Ford. Centeno made the motion to adjourn and Weintjes second, meeting adjourned at 5:42 pm.

Submitted by:


Jacquelyn Rawstern
Zoning Officer

Approved by:


Elizabeth Ford
Chairman – Planning & Zoning Commission



City of Mobridge

114 1st Avenue East
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MINUTES

Mobridge City Planning & Zoning Commission

Tuesday, August 9, 2022

5:30pm – Mobridge City Hall

Meeting of the Planning and Zoning Commission for the City of Mobridge S.D. was duly held in the City Hall on Tuesday, August 9th, 2022 at 5:30 pm.

Chairman Liz Ford Called meeting to order at 5:34 pm. Board members present were: Ken Rossow, Chad Hintz, Tom O'Connell, Lillian Wientjes, Denise Centeno and Zoning Officer Jacquelyn Rawstern. Christopher Peltier was absent. Guest Preston Droog, Kerry Droog, and George Stainbrook was present.

Agenda: Motion to adopt the agenda was made by Wientjes and second was made by Hintz and motion carried.

Minutes: Motion to approve July 14th, 2022 minutes was made by Hintz and second by Rossow and motion carried.

Conditional Use Public Hearing:

UPS Worldwide Forwarding Inc. 1801 2nd Street East, Mobridge, S.D. Legal Description: East 200' of West 320' of South 97.2' of Outlet D and East 200' of West 320' of North 42.8' of Outlet E, East Mobridge Addition NE4 29-124-79, Walworth County. The purpose of the conditional use will be for replacing the existing storage unit of a semi-trailer and using the 40' shipping container for storage of tires and supplies from the outdoor environments in a Light Industrial District.

Zoning officer Rawstern gave the board and guest the overall summary of the Zoning Ordinance 4.02 of Storage Containers.

Motion to approve the Conditional Use Application for property owners UPS Worldwide Forwarding Inc. was made by Wientjes, second by Rossow and all in favor, motion carried.

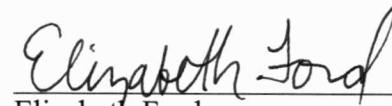
Having no further business, a motion to Adjourn was requested by the Chairman Ford. Centeno made the motion to adjourn and Wientjes second, meeting adjourned at 5:57 pm.

Submitted by:

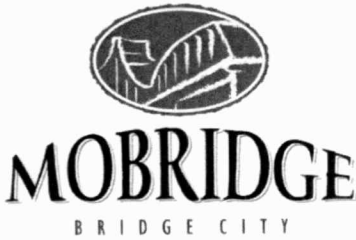


Jacquelyn Rawstern
Zoning Officer

Approved by:



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Chairman – Planning & Zoning Commission



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MINUTES

Mobridge City Planning & Zoning Commission
Thursday, September 8th, 2022
5:30pm – Mobridge City Hall

Meeting of the Planning and Zoning Commission for the City of Mobridge S.D. was duly held in the City Hall on Thursday, September 8th, 2022 at 5:30 pm.

Chairman Liz Ford Called meeting to order at 5:39 pm. Board members present were: Ken Rossow, Lillian Wientjes, Denise Centeno and Zoning Officer Jacquelyn Rawstern. Chad Hintz, Tom O'Connell, and Christopher Peltier was absent. Guest Audrey Lesmeister, Vicki and Ken Berg, Gene Cox was present.

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

Minutes: Motion to approve August 9th, 2022 minutes was made by Wientjes and second by Rossow and motion carried.

Conditional Use Public Hearings:

Jensen Properties 12802 287th Avenue East, Mobridge, SD. Legal Description: Lots 1, 3 & 4 in NW4 Ex. Hwy 28-124-79 Mobridge, Walworth County, in a Light Industrial District. The purpose of the conditional use permit will be for keeping no less than three and no more than twenty-five shipping containers on the property. They will be used for storage and will be selling the shipping containers from this. Zoning officer Rawstern said there were no via letters, calls or email from the public.

Motion to approve the Conditional Use Application for property owners Jensen Properties was made by Wientjes, second by Rossow and all in favor, motion carried.

Westside Meats 722 4th Street West, Mobridge SD. Legal Description: Grand Crossing Addn. S 50' of Outlet C, Mobridge, SD, Walworth County, in a Highway Commercial District. The purpose of the conditional use permit will be used for a shipping container that has been converted into a freezer storage unit for the business. Zoning officer Rawstern said there were no via letters, calls or email from the public.

Motion to approve the Conditional Use Application for property owners Westside Meats was made by Rossow, second by Wientjes and all in favor, motion carried.

Decision:

The board had a decision on height of accessory building ordinance being changed. As the ordinance reads now the max height of an accessory building at peak is 18'. Zoning officer Rawstern has contacted other cities to see what their height max for accessory building are at this time in residential districts. Milbanks and Aberdeen has accessory buildings in residential district max height at 35'. Rawstern has also talked to local contractors to see what their option on the height and they felt that if we would raise the height to be 24' that would allow the 10' to 13' doors to be placed and have a decided pitch on the roofs. The board agreed to recommend to the city council to change ordinance of accessory building height to become 24' at peak.

Additional information:

Zoning Officer Rawstern gave the board a copy of the definition of what a Variance is and how it can be granted. Rawstern explained to them that there is a lot to it and that she would like everyone to keep a copy of it so when it does come up in meeting that we are all on the same page of understanding if a variance should be granted.

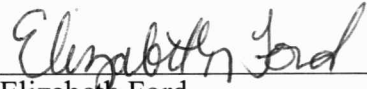
Having no further business, a motion to Adjourn was requested by the Chairman Ford. Wientjes made the motion to adjourn and Centeno second, meeting adjourned at 6:07 pm.

Submitted by:

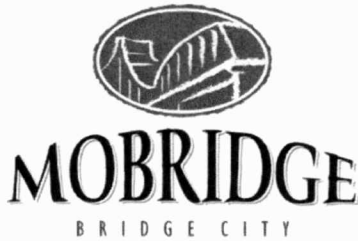


Jacquelyn Rawstern
Zoning Officer

Approved by:



Elizabeth Ford
Chairman – Planning & Zoning Commission



City of Mobridge

114 1st Avenue East
Mobridge, SD 57601

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MINUTES

Mobridge City Planning & Zoning Commission
Wednesday, December 7, 2022
5:30pm – Mobridge City Hall

Meeting of the Planning and Zoning Commission for the City of Mobridge S.D. was duly held in the City Hall on Wednesday, December 7, 2022 at 5:30 pm.

Chairman Liz Ford Called meeting to order at 5:30 pm. Board members present were: Chad Hintz, Christopher Peltier, Lillian Wientjes, Denise Centeno and City Administer Heather Beck., Tom O'Connell, and Ken Rossow, Zoning Officer Jacquelyn Rawstern was absent. Guest Lane Rau, Carol & Mike Zimoski, Dwayne Gunther, Jesse Gunther, Tamera Bennett, Joann Girtz, Lanny Saintsing was also present.

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

Minutes: Motion to approve September 8th, 2022 minutes was made by Wientjes and second by Hintz and motion carried.

Rezoning Public Hearing:

Lane Rau: rezoning property at 203 7th Ave East. The legal description of the property requested to be rezoned is Lot 17, except the North 40 Feet thereof, and all of Lot 18, Elkos Third Addition to the City of Mobridge, South Dakota from R-3 Residential District to I-1 Industrial District. City Administer Beck said there was a via letter not in favor of the rezoning, by via calls there where three in favor, none via email from the public.

Rau was there to address the board and answer any questions they or neighbors may have. Rau explained that the storage unit next to the shop is to store equipment. He is using the property to park his truck and the building is not a repair shop for customers' just personal use. He has someone that comes and works on his personal stuff only.

Neighbors voiced their concerns about the semi running for long periods of time and going up and down residential roads due to the conditions of the roads already. They also asked if there was a noise ordinance for the semi's running in the overnight hours. They had questions on what the future of the property and wanted to make sure there were not going to be a lot of semis parked on the lots and being repaired at this location. Neighbors also questioned why both of these lots were not zoned Residential District do to the current location in a residential area already.

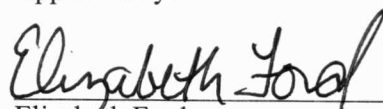
Motion to deny the Rezoning for property owner Lane Rau was made by Peltier, second by Centeno and all in favor, motion carried.

Having no further business, a motion to Adjourn was requested by the Chairman Ford. Peltier made the motion to adjourn and Centeno second, meeting adjourned at 5:55 pm.

Submitted by:


Jacquelyn Rawstern
Zoning Officer

Approved by:


Elizabeth Ford
Chairman – Planning & Zoning Commission