



Planning & Zoning Commission Agenda

*Wednesday, February 19, 2025 * 5:30 pm @ Mobridge City Hall*

1. Call to Order & Roll Call
2. Adopt Agenda
3. Election for Chair and Vice Chair
4. Approval of November 8, 2024 Minutes [1]
5. Conditional Use [2]
 - ❖ **Mike and Jessie Norder** requesting a conditional use permit for Milw. Land Co.'s 1st Addn., E. 81' of Lots 7 & 8, Block 24, aka 316 4th Street West, Mobridge. The purpose of the conditional use permit is to operate the property as a lodge house aka Airbnb in a Medium Density Residential District zoned area (R-2).
 - ❖ **Dave Haefner** requesting conditional use permits to use the properties as lodge houses aka Airbnb in a Medium Density Residential and Mobile Home District zoned area (R-3) and Medium Density Residential District zoned area (R-2).
 - Grand Crossing Addn., Lot 10, Block 37, aka **514 5th Ave. West** [3]
 - Milw. Land Co.'s 1st Addn., W. 60' of Lot 1, Block 25, aka **303 4th St. West** [4]
 - Grand Crossing Addn, Lot 9 & S. 15' of Lot 10, Block 56, aka **706 3rd Ave. West** [5]
 - Thompson's Outlots, S.18' of Lot 5C & All Lots 5D & 5E, aka **1201 1st Ave. West** [6]
 - Main Park, Lot 13 & S 2 1/2' of Lot 14, Block 12, aka **810 1st Ave. East** [7]
 - Original Plat, E.100' of Lot 6, Block 8, aka **201 2nd Ave. East** [8]
 - Milw. Land Co.'s 1st Addn., Lot 4, Block 17, aka **209 3rd Ave. East** [9]
 - Milw. Land Co.'s 1st Addn., Lot 2, Block 17, aka **217 3rd Ave. East** [10]
 - Milw. Land Co.'s 1st Addn., Lot 5, Block 18, aka **305 3rd Ave. East** [11]

- Milw. Land Co.'s 2nd Addn., Lot 8, Block 28, aka **306 3rd Ave. East** [12]
- Milw. Land Co.'s 1st Addn., Lot 4, Block 18, aka **309 3rd Ave. East** [13]
- Milw. Land Co.'s 2nd Addn., Lot 11, Block 28, aka **318 3rd Ave. East** [14]
- Grand Crossing Addn., Lot 13B, Block 61, aka **619 3rd Ave. East** [15]
- Milw. Land Co.'s 2nd Addn., Lot 6, Block 28, aka **301 4th Ave. East** [16]
- Milw. Land Co.'s 2nd Addn., Lot 5, Block 28, aka **307 4th Ave. East** [17]
- Milw. Land Co.'s 2nd Addn., Lot 2A, Block 30, aka **413 2nd St. East** [18]
- Eklo's 1st Addn., Lot 4, Block 4, aka **115 5th Ave. East** [19]
- Eklo's 1st Addn., Lot 4C, Block 5, aka **310 5th Ave. East** [20]
- Eklo's 1st Addn., S. 2' of Lot 1 & All of Lot 2, Block 2, aka **317 5th Ave. East** [21]
- Eklo's 3rd Addn., S. 39.8' of Lot 30 & W2 of Lot 29D, aka **204 7th Ave. East** [22]
- Eklo's 3rd Addn, N. 50' of Lot 3A, aka **401 7th Ave. East** [23]
- Goodman's Q.H., Lot 16, Block 2, aka **405 7th Ave. East** [24]
- Draeger's 1st Addn., Lot 4, Block 15, aka **112 9th Ave. East** [25]
- Draeger's 1st Addn., Lot 6, Block 15, aka **118 9th Ave. East** [26]

6. Discussion

7. Adjourn



City of Moberidge

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

MINUTES

Moberidge City Planning & Zoning Commission
Wednesday, November 6, 2024
5:30pm – Moberidge City Hall

A meeting of the Planning and Zoning Commission for the City of Moberidge S.D. was duly held in the City Hall on Wednesday, November 6, 2024, at 5:30 pm.

Chairman Liz Ford called the meeting to order at 5:38 pm. Board members present were: Lillian Wientjes, Denise Centeno, Ken Rossow, Greg Mix. Jason Weisbeck and Leah Schmidt were absent. Also in attendance were Zoning Officer Jacquelyn Rawstern with the City of Moberidge, city citizen Joann Gritz and Mayor Gene Cox.

Agenda: A motion to adopt the agenda was made by Wientjes and second by Mix, motion carried.

Minutes: A motion to approve May 1, 2024 minutes was made by Rossow and second by Wientjes, motion carried.

Conditional Use:

Mike Stangl requested a conditional use permit for a private recreation area on his property located at 6 7th Ave East, Moberidge, SD, legal description of Eklo's 3rd Addition, North 50' of Lot 20 and All of Lots 21A and 21B in a Medium Density Residential and Mobile Home District zoned area (R-3). The nature of the conditional use request is for personal use only, allowing Stangl and his brother Wayne Stangl to park their campers on the property. The greatest number of campers that would be on the property at one time is four. The campers would be removed during the winter. The plan for the property is to build a cabin when finances allow it. There were no letters, calls or emails from the public indicating an opinion for or against. Gritz spoke before the board, opposing the request.

The motion to deny the Conditional Use for property owner Mike Stangl was made by Mix, second by Centeno, motion carried.

With no further business to address, Chairman Ford requested a motion to adjourn. Wientjes made the motion, Rossow seconded, the motion carried. The meeting adjourned at 6:50 pm.

Submitted by:

Jacquelyn Rawstern
Zoning Officer

Approved by:

Elizabeth Ford
Chairman – Planning & Zoning Commission



PAID

JAN 27 2025

City of Mobridge
Thank you!

ck # 5132

PLANNING & ZONING COMMISSION CONDITIONAL USE APPLICATION

Date of Application 1-27-2025 Applicant's Name Jessie Norder
Mailing Address 2705 US Hwy 12 Mobridge SD 5760
Phone 605-845-6305 Email norder1990@hotmail.com

1. Location Description.

Street Address 316 4th Street West Mobridge SD 57601
Legal Description MLW Land Co's 1st Addition C. S1 of lots 7+8 Block 24.

2. Nature of Conditional Use.

Airbnb temporary lodging.
Please See Back of Page -

In addition, plans drawn to scale must be attached to this application showing dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, and any natural or topographic peculiarities of the lot in question.

3. Justification of Conditional Use:

In order for a conditional use to be considered, applicant must provide to the Board information regarding the following items: (please attach on separate sheet)

- a) Ingress and egress points to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
- b) Off-street parking and loading areas where required and a description of the anticipated noise, glare, odor or other effects of the conditional use on adjoining properties and properties generally in the District;
- c) Refuse and service areas
- d) Utilities, with reference to locations, availability, and compatibility;
- e) Screening and buffering with reference to type, dimensions, and character;
- f) Signs if any, in accordance with Zoning Ordinance, Chapter 17 -Signs & Billboards;
- g) Required yards, setbacks and other open spaces;
- h) General compatibility with adjacent properties and other property in the District.

4. Application Fee of \$225.00 is due with application. Applicant must also pay exact mailing costs (for notification of hearing to surrounding property owners) which will be billed after mailing is complete.

I certify that the information contained in this application and its supplements is true and correct.

Date 1-27-2025

Jessie Norder
Applicant
Please See Back

Board Comments _____

~~Back~~ - 50
①

We purchased this home on foreclosure and Remodeled inside - Completed -
We have updated Every room in the Home -

We have off street parking + Street Parking Available for guest.
We have Trash cans for trash

We have a fenced in Back yard for pets to be kept safely off Streets

There is a Carport available as well -

We limit ^{to} 8 guests. We have 3 bedroom + a pull out couch for sleeping arrangements.

Our rules state quiet hrs 11pm to 7am.
We provide internet + TV all utilities are through City + hi/wa. all paid under Our names.

- Have Applied for ~~st~~ of SD Lodging license Application Attached Along c Pictures

The Nutty Nook

[Share](#) [Save](#)



[Show all photos](#)

Entire home in Mobridge, South Dakota

6 guests · 3 bedrooms · 4 beds · 1 bath

★ 4.5 · [12 reviews](#)



Hosted by Jessie

9 months hosting



12-min walk to the lake

This home is by Lake Oahe.



Great check-in experience

Recent guests loved the smooth start to this stay.



Free cancellation before Feb 18

Get a full refund if you change your mind.

\$150 night

CHECK-IN 2/23/2025	CHECKOUT 2/28/2025
GUESTS 1 guest	▼

Reserve

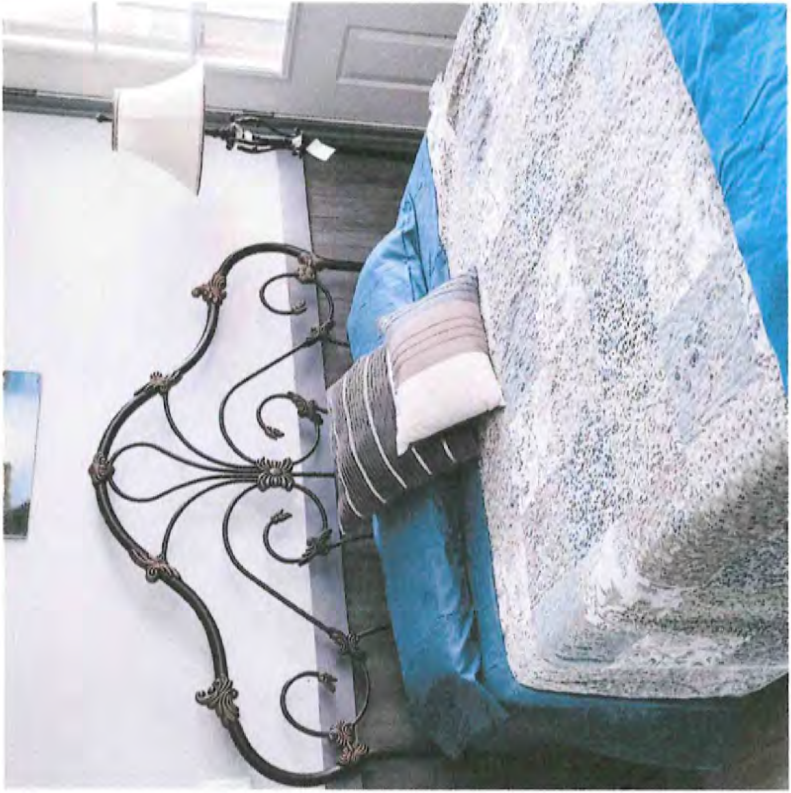
You won't be charged yet



Your family will be close to everything when you stay at

[Report this listing](#)











Edit



Amenities

You've added these to your listing so far.



Air conditioning



BBQ grill



Carbon monoxide alarm



Coffee maker

Drip coffee maker.



Dishwasher



Dryer

Included with your stay + in building.



Fire extinguisher



First aid kit





Free parking on premises

 Free street parking

 Heating
Radiant heating.

 Hot water

 Hot water kettle

 Indoor fireplace
Gas.

 Kitchen
Space where guests can cook their own meals

 Smoke alarm

 TV

 Washer

 Wifi
Available throughout the listing



SOUTH DAKOTA DEPARTMENT OF HEALTH

LODGING LICENSE APPLICATION

PLEASE TYPE OR PRINT IN BLACK OR BLUE INK (SEE BACK FOR INSTRUCTIONS)

SECTION 1: ESTABLISHMENT INFORMATION					
ESTABLISHMENT NAME Norders Rentals as Nutty Nook			LIST PREVIOUS ESTABLISHMENT NAME 		
CORPORATION/OWNER NAME Jessie Norder		CORPORATE CONTACT/ PHONE 6058456305	ESTABLISHMENT PHONE 6058456305	CELL PHONE 6058456305	
ESTABLISHMENT PHYSICAL ADDRESS (NO PO BOX #'S) 316 4th street west			CITY Mobridge	STATE sd	
IF RURAL LOCATION, GIVE DIRECTIONS FROM NEAREST CITY 			COUNTY walworth		
MAILING ADDRESS (IF DIFFERENT THAN PHYSICAL ADDRESS) 2705 US Hwy 12			CITY Mobridge	STATE sd	ZIP 57601
EMAIL ADDRESS 					
APPLICATION IS FOR: <input checked="" type="checkbox"/> NEW BUSINESS <input type="checkbox"/> CHANGE OF OWNERSHIP	DATES OPEN - IF SEASONAL From: _____ To: _____	PROPOSED OPENING DATE <u>open now</u>	WATER SUPPLY <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Rural	SEWER SYSTEM <input type="checkbox"/> Public <input type="checkbox"/> Private	

SECTION 2: LODGING LICENSING FEES – Type of Business (Choose One)				
	Number of Units	FULL YEAR FEE: Jan 1 – Dec 31	HALF YEAR FEE: July 1 – Dec 31 ¹	FEE TOTAL Complete all that apply
Bed & Breakfast: <small>(No other fees apply)</small>		<input type="checkbox"/> \$38.00 Registration Fee	<input type="checkbox"/> \$38.00 Registration Fee	[]
Vacation Home:		<input checked="" type="checkbox"/> \$70.00 <small>This includes the inspection fee²</small>	<input checked="" type="checkbox"/> \$35.00 <small>This includes the inspection fee²</small>	105
Specialty Resort: 10 or Less Sleeping Rooms		<input type="checkbox"/> \$70.00 <small>This includes the inspection fee²</small>	<input type="checkbox"/> \$35.00 <small>This includes the inspection fee²</small>	[]
Hotel: 11 or More Sleeping Rooms <small>*See reverse side for example</small>		<input type="checkbox"/> \$2.25 per unit Plus \$25.00 Inspection Fee ³ (\$70.00 Minimum Total)	<input type="checkbox"/> \$1.12 per unit Plus \$12.50 Inspection Fee ³ (\$35.00 Minimum Total)	[]
Initial License Fee³: <small>See reverse side for explanation</small>		<input checked="" type="checkbox"/> \$100.00	<input type="checkbox"/> \$100.00	100

SECTION 3: WATER RECREATION FEES								
		FULL YEAR FEE:			HALF YEAR FEE:			
Number of Pools and Hot Tubs		None	One	Two or More	None	One	Two or More	
Pools _____ Hot Tubs _____		<input checked="" type="checkbox"/> \$0	<input type="checkbox"/> \$40.00	<input type="checkbox"/> \$65.00	<input type="checkbox"/> \$0	<input type="checkbox"/> \$20.00	<input type="checkbox"/> \$32.50	[]
Is Your Pool Or Hot Tub Associated With Another Licensed Establishment? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>								TOTAL ALL FEES ABOVE THIS IS THE AMOUNT YOU OWE
If Yes, Please Name Other Licensed Facility _____								\$ 205





SECTION 4: SIGNATURE	
<i>Being first duly sworn, I, as the owner or the owner's agent with legal authority to bind the owner, verify that the information contained in this application is true and complete, and I consent to allow inspections of the food service, lodging, or campground establishment by authorized inspectors during normal business hours upon the presentation of identification.</i>	
Owner/Agent Signature 	Date: <u>1-27-2025</u>
Subscribed and sworn to before me this <u>27th</u> day of <u>January</u> , 20 <u>25</u> .	
Notary Public 	My commission expires: <u>2-6-26</u>



Untitled Map

Write a description for your map.

Legend

-  316 4th St E Norder
-  Feature 1
-  Garret TenBroek, CPA PC
-  Mobridge Ace Hardware

Garret TenBroek, CPA PC 316 4th St W Norder

4th St W

3rd Ave W

2nd Ave W

Google Earth

Image © 2025 Airbus



200 ft



PAID

(3)

PLANNING & ZONING COMMISSION
CONDITIONAL USE APPLICATION

City of Mobridge
Thank you!
CK # 3994

Date of Application 1-20-25 Applicant's Name David Haefner

Mailing Address 510 7th Ave E Mobridge SD 57601

Phone 605 845 8486 Email haefnerrentals@gmail.com

1. Location Description.

Street Address 514 5th Ave West Mobridge SD 57601

Legal Description MOBRIDGE GRAND CROSSING ADDN LOT 10 BLOCK 3

2. Nature of Conditional Use. SHORT TERM LONG TERM RENTAL

In addition, plans drawn to scale must be attached to this application showing dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, and any natural or topographic peculiarities of the lot in question.

3. Justification of Conditional Use: In order for a conditional use to be considered, applicant must provide to the Board information regarding the following items: (please attach on separate sheet)
- a) Ingress and egress points to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
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I certify that the information contained in this application and its supplements is true and correct.

Date 1-20-25

David Haefner
Applicant

Untitled Map

21 Letter

Write a description for your map.

Legend

Park

4th Ave W

Mobridge Senior Citizens Center

6th St W

514 5th Ave W

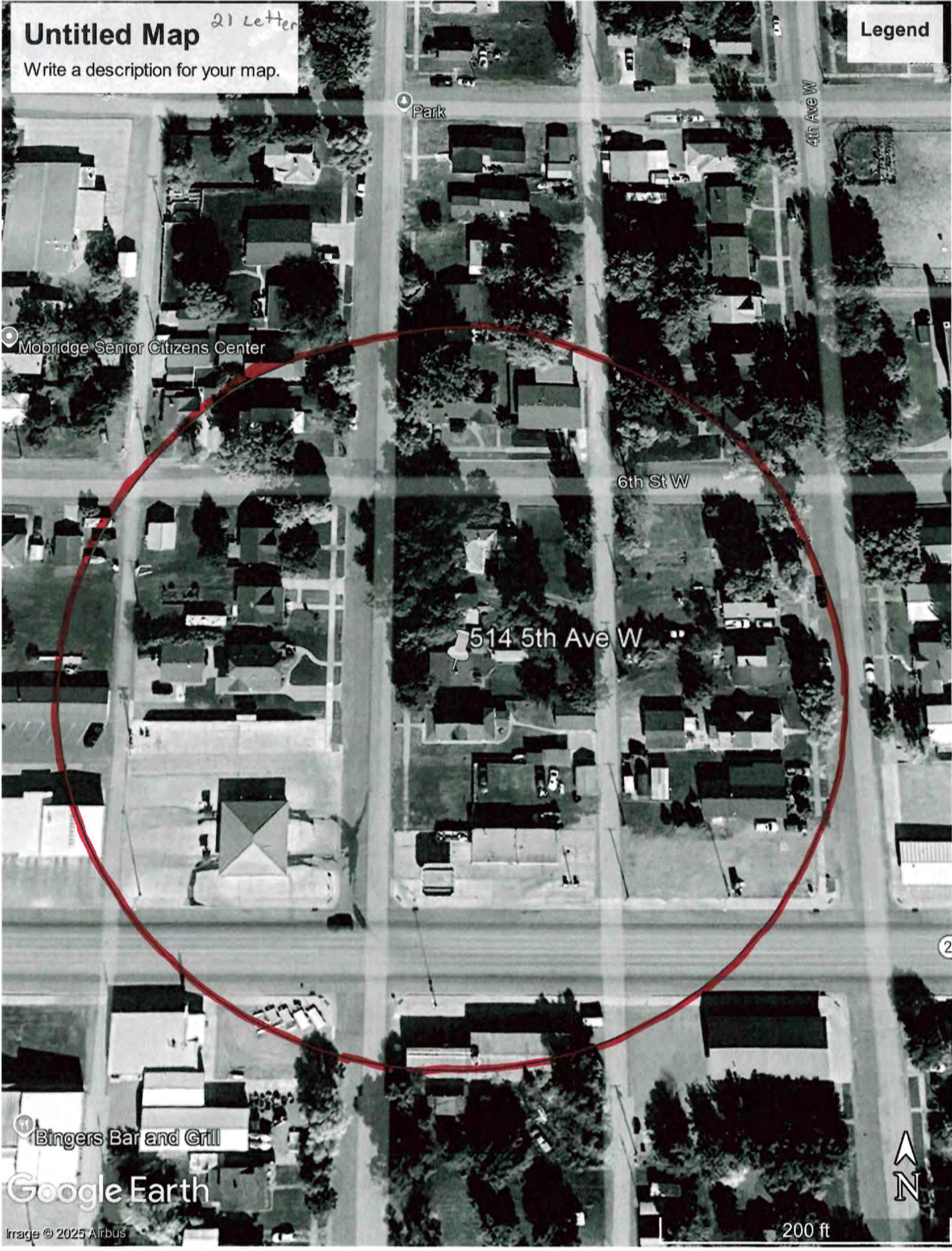
Bingers Bar and Grill

Google Earth

Imagery © 2025 Airbus



200 ft





PAID (4)
2/13/25
City of Mobridge
Thank you!
CK # 3985

PLANNING & ZONING COMMISSION
CONDITIONAL USE APPLICATION

Date of Application 1-13-2025 Applicant's Name David Haefner

Mailing Address 510 7TH AVE EAST MOBRIIDGE SD 57601

Phone 605 845 8486 Email haefnerrentals@gmail.com

1. Location Description.

Street Address 303 4TH STREET WEST MOBRIIDGE SD

Legal Description MOBRIDGE - MILW LAND CO'S 1ST ADDITION. W 60' OF LOT 1 Block 25

2. Nature of Conditional Use. SHORT TERM LONG TERM RENTAL

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Date 1-13-2025

David Haefner
Applicant

Untitled Map

300' Radius
32 Letters

Write a description for your map.

Legend

Payless Foods

Mob

303 4th St. W

3rd Ave W

3rd St W

City Owned

Google Earth

Imagery © 2025 Airbus

300 ft





PAID 5

PLANNING & ZONING COMMISSION
CONDITIONAL USE APPLICATION

City of Mobridge
Thank you!
CK#3985

Date of Application 1-13-25 Applicant's Name David Haefner

Mailing Address 510 77th AVE EAST MOBRIDGE SD 57661

Phone 605 845-8486 Email haefnerrentals@gmail.com

1. Location Description.

Street Address 706 3rd Ave West Mobridge SD

Legal Description Grandcrossing ADDN LOT 94 S 15' 05" LOT 10 BLOCK 56

2. Nature of Conditional Use. SHORT TERM LONG TERM RENTAL

Future + Potential Air BnB.

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I certify that the information contained in this application and its supplements is true and correct.

Date 1-13-2025

David Haefner
Applicant

Untitled Map

22 letters

Write a description for your map.

Legend



8th St W

3rd Ave W

706 3rd Ave W

Google Earth

Image © 2025 Airbus



200 ft



PAID
JAN 20 2025

PLANNING & ZONING COMMISSION CONDITIONAL USE APPLICATION

City of Mobridge
Thank you!
CK # 3994

Date of Application 1-20-25 Applicant's Name David Haefner

Mailing Address 510 7th Ave E Mobridge SD 57601

Phone 605 845 8486 Email haefnerrentals@gmail.com

1. Location Description.

Street Address 1201 1ST AVE WEST MOBRIIDGE SD 57601

Legal Description MOBRIDGE THOMPSONS OUTLOTS 518' x 547' 50" & ALL LOTS 50 & 5E

2. Nature of Conditional Use. SHORT TERM LONG TERM RENTAL

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I certify that the information contained in this application and its supplements is true and correct.

Date 1-20-2025

David Haefner
Applicant

Untitled Map

15 letter

Write a description for your map.

Legend

Mobridge Youth Organization

13th St W

1st Ave W

2101 1st Ave W

12th St W

2nd Ave W

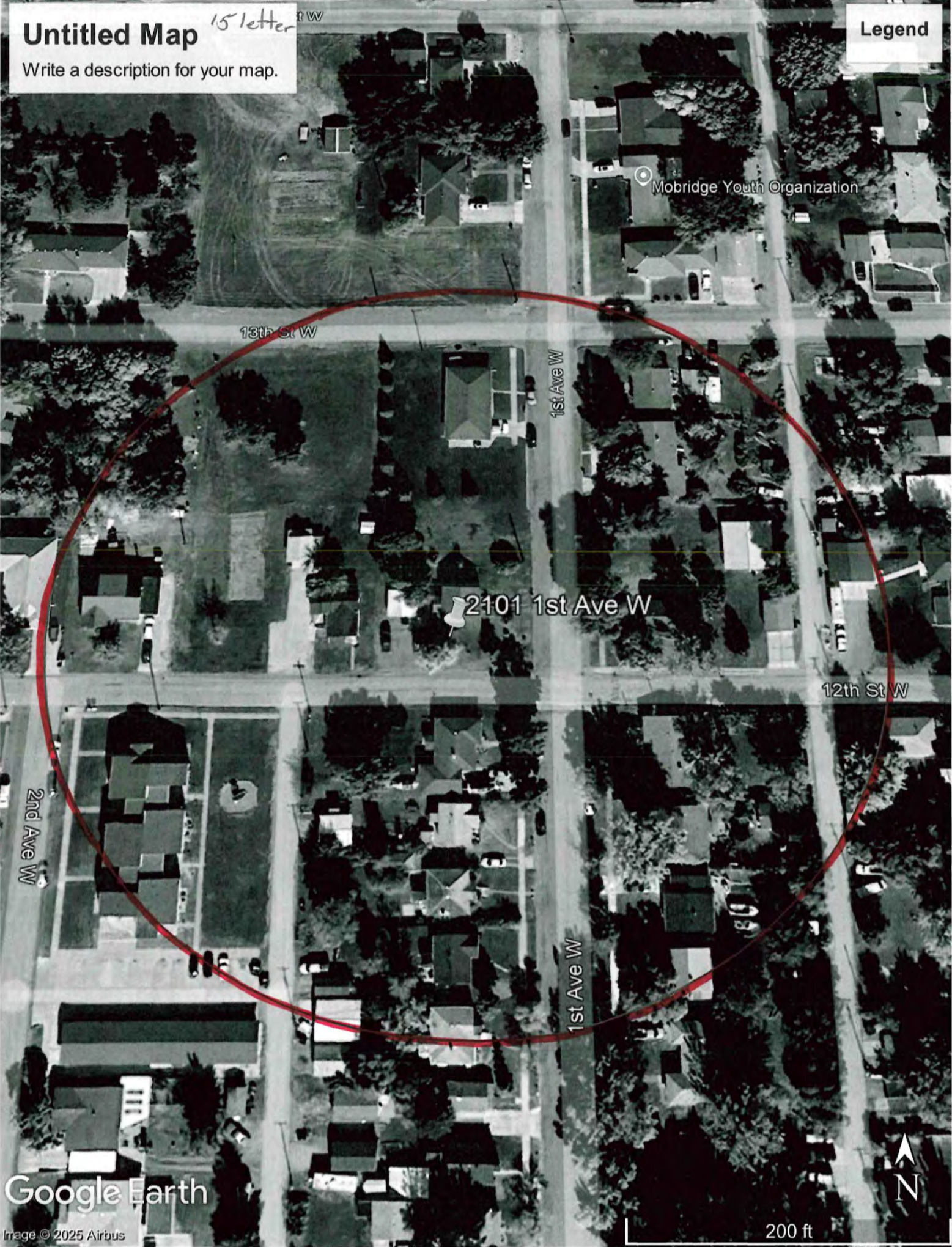
1st Ave W

Google Earth

Image © 2025 Airbus



200 ft





PAID

7

PLANNING & ZONING COMMISSION
CONDITIONAL USE APPLICATION

City of Mobridge
Thank you! ck# 3985

Date of Application 1-13-25 Applicant's Name Dave Haefner

Mailing Address 510 2th Ave E Mobridge SD 57601

Phone 605 845 8486 Email haefnerrentals@gmail.com

1. Location Description.

Street Address 810 1ST AVE EAST MOBRIIDGE SD

Legal Description CITY OF MOBRIIDGE MAIN PARK ADDN
MAIN PARK LOT 13 AND SOUTH 25' OF LOT 14 BLOCK 12

2. Nature of Conditional Use. SHORT TERM LONG TERM RENT

In addition, plans drawn to scale must be attached to this application showing dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, and any natural or topographic peculiarities of the lot in question.

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Date 1-13-25

David Haefner
Applicant

Untitled Map

24 Letters

Write a description for your map.

Legend



Trinity Lutheran Church

Clayton's Electronics

9th St E

810 1st Ave E

s Episcopal Church

8th St E

2nd Ave E



Google Earth

Image © 2025 Airbus

200 ft



8

PAID

ck # 3985

PLANNING & ZONING COMMISSION CONDITIONAL USE APPLICATION

Date of Application 1-13-25 Applicant's Name Dave Haefner City of Mobridge Thank you!
Mailing Address 510 7th Ave E Mobridge SD 57601
Phone 605 845 8486 Email haefnerrentals@gmail.com

1. Location Description.

Street Address 201 2nd Ave East Mobridge SD

Legal Description mobridge original Plat E 100' of Lot 6 Block 8

2. Nature of Conditional Use. SHORT TERM LONG TERM RENTAL

In addition, plans drawn to scale must be attached to this application showing dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, and any natural or topographic peculiarities of the lot in question.

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I certify that the information contained in this application and its supplements is true and correct.

Date 1-13-25

Dave Haefner
Applicant

Untitled Map

Write a description for your map.

Legend

New Freedom In Christ Church

3rd St E

Mobridge Housing AU

201 2nd Ave E

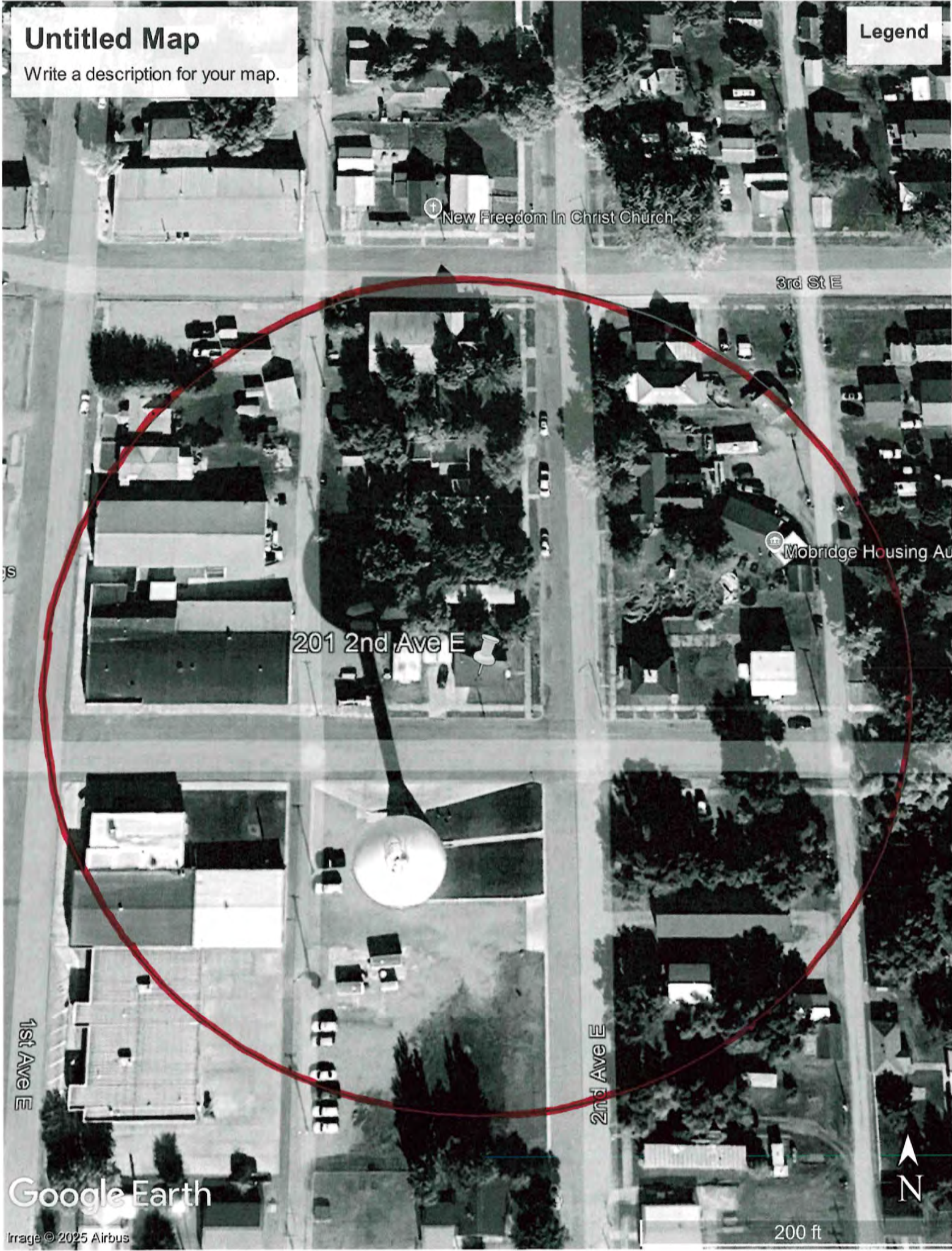
1st Ave E

2nd Ave E

Google Earth

Irrage © 2025 Airbus

200 ft





PAID
JAN 21 2025
City of Mobridge
Thank you!
ck# 3994

PLANNING & ZONING COMMISSION

CONDITIONAL USE APPLICATION

Date of Application 1-20-25 Applicant's Name David Haefner

Mailing Address 510 17th Ave E Mobridge S.D 57601

Phone 605 845 8486 Email haefnerrentals@gmail.com

1. Location Description.

Street Address 209 3rd Ave East Mobridge SD 57601

Legal Description MOBRIDGE MILWAUKEE CO'S 1ST ADDITION LOT 4 BLOCK 17

2. Nature of Conditional Use. SHORT TERM LONG TERM RENT

In addition, plans drawn to scale must be attached to this application showing dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, and any natural or topographic peculiarities of the lot in question.

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- a) Ingress and egress points to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
 - b) Off-street parking and loading areas where required and a description of the anticipated noise, glare, odor or other effects of the conditional use on adjoining properties and properties generally in the District;
 - c) Refuse and service areas
 - d) Utilities, with reference to locations, availability, and compatibility;
 - e) Screening and buffering with reference to type, dimensions, and character;
 - f) Signs if any, in accordance with Zoning Ordinance, Chapter 17 -Signs & Billboards;
 - g) Required yards, setbacks and other open spaces;
 - h) General compatibility with adjacent properties and other property in the District.

4. Application Fee of \$225.00 is due with application. Applicant must also pay exact mailing costs (for notification of hearing to surrounding property owners) which will be billed after mailing is complete.

I certify that the information contained in this application and its supplements is true and correct.

Date 1-20-25

David Haefner
Applicant

Untitled Map

Write a description for your map.

Legend

om In Christ Church

3rd St E

209 3rd Ave E

Mobridge Housing Authority

2nd St E

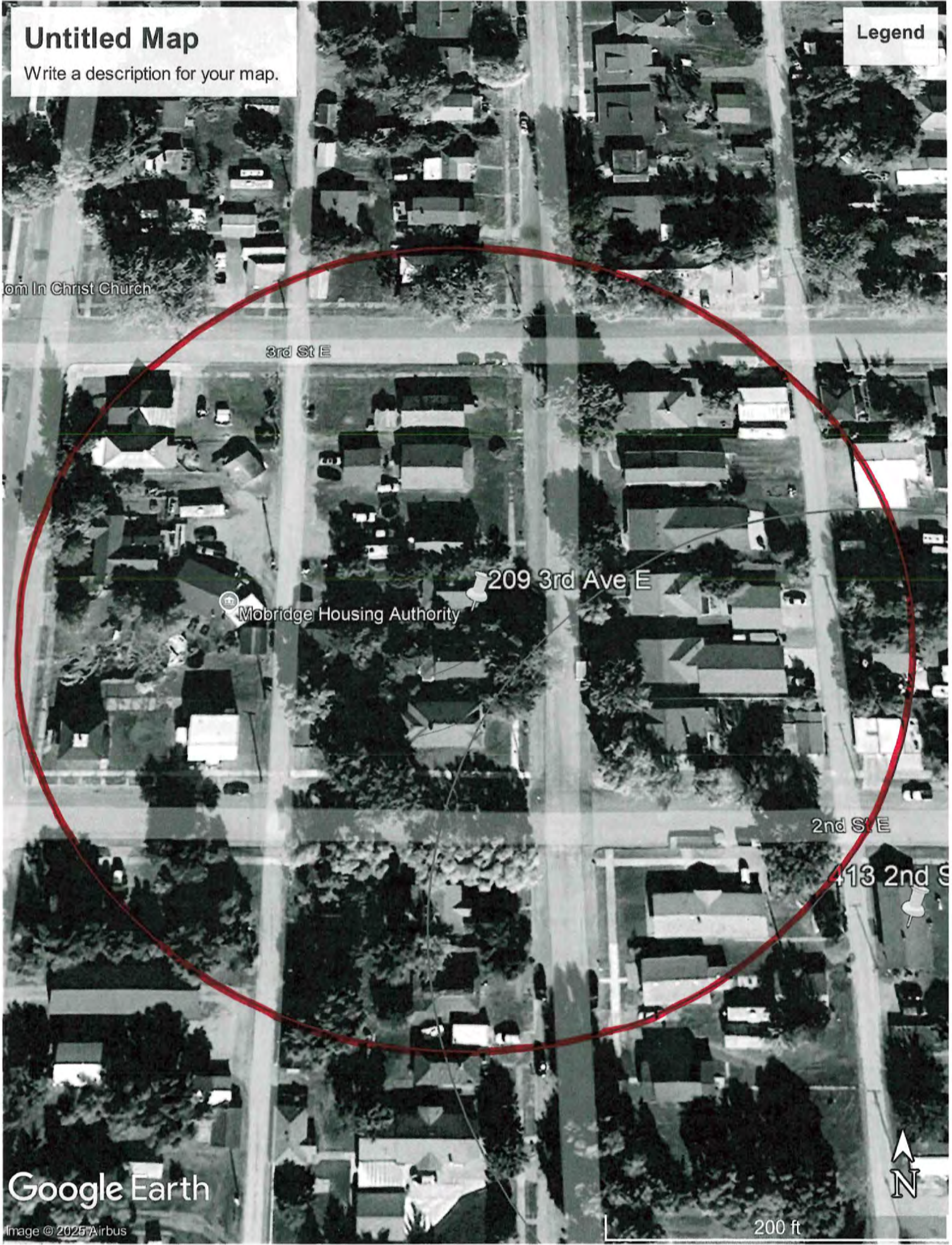
413 2nd St E

Google Earth

Image © 2025 Airbus



200 ft





PAID (10)

PLANNING & ZONING COMMISSION
CONDITIONAL USE APPLICATION

City of Mobridge
Thank you! ct # 2185

Date of Application 1-13-25 Applicant's Name Dave Haefner
Mailing Address 510 7th Ave East Mobridge SD 57601
Phone 605-845-8486 Email haefnerrentals@gmail.com

1. Location Description.

Street Address 217 3rd Ave East Mobridge SD

Legal Description mobridge-milw land co's 1st Addn Lot 2 Block 17

2. Nature of Conditional Use. SHORT TERM LONG TERM RENTAL

In addition, plans drawn to scale must be attached to this application showing dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, and any natural or topographic peculiarities of the lot in question.

3. Justification of Conditional Use: In order for a conditional use to be considered, applicant must provide to the Board information regarding the following items: (please attach on separate sheet)
- a) Ingress and egress points to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
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 - d) Utilities, with reference to locations, availability, and compatibility;
 - e) Screening and buffering with reference to type, dimensions, and character;
 - f) Signs if any, in accordance with Zoning Ordinance, Chapter 17 -Signs & Billboards;
 - g) Required yards, setbacks and other open spaces;
 - h) General compatibility with adjacent properties and other property in the District.

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I certify that the information contained in this application and its supplements is true and correct.

Date 1-13-25

Dave Haefner
Applicant

Untitled Map

Write a description for your map.

Legend

Freedom In Christ Church

3rd St E

217 3rd Ave E

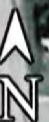
Mobridge Housing Authority

2nd St E

Google Earth

Image © 2025 Airbus

200 ft





PAID (11)

PLANNING & ZONING COMMISSION of Mobridge
CONDITIONAL USE APPLICATION Thank you! ck 3985

Date of Application 1-13-25 Applicant's Name David Haefner
Mailing Address 510 7th Ave E Mobridge S.D 57601
Phone 605 845 8486 Email haefnerrentals@gmail.com

1. Location Description.

Street Address 305 3rd AVE EAST MOBRIDGE SD
Legal Description CITY OF MOBRIDGE MILW LAND CO'S 1ST ADDITION
MOBRIDGE - MILW CO'S 1ST ADDITION LOT 5 BLOCK 18

2. Nature of Conditional Use. SHORT TERM LONG TERM RENTAL

In addition, plans drawn to scale must be attached to this application showing dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, and any natural or topographic peculiarities of the lot in question.

3. Justification of Conditional Use: In order for a conditional use to be considered, applicant must provide to the Board information regarding the following items: (please attach on separate sheet)
- a) Ingress and egress points to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
 - b) Off-street parking and loading areas where required and a description of the anticipated noise, glare, odor or other effects of the conditional use on adjoining properties and properties generally in the District;
 - c) Refuse and service areas
 - d) Utilities, with reference to locations, availability, and compatibility;
 - e) Screening and buffering with reference to type, dimensions, and character;
 - f) Signs if any, in accordance with Zoning Ordinance, Chapter 17 -Signs & Billboards;
 - g) Required yards, setbacks and other open spaces;
 - h) General compatibility with adjacent properties and other property in the District.

4. Application Fee of \$225.00 is due with application. Applicant must also pay exact mailing costs (for notification of hearing to surrounding property owners) which will be billed after mailing is complete.

I certify that the information contained in this application and its supplements is true and correct.

Date 1-13-25 Applicant David Haefner

Untitled Map

Write a description for your map.

Legend

West River Telecom

2nd Ave E

4th St E

3rd Ave E

305 3rd Ave E

dom In Christ Church

3rd St E

Google Earth

Mobridge Housing Authority



PAID (12)

JAN 13 2005

PLANNING & ZONING COMMISSION
CONDITIONAL USE APPLICATION

City of Mobridge
Thank you!
ck # 9985

Date of Application 1-13-25 Applicant's Name Dave Haefner
Mailing Address 510 7th Ave E Mobridge SD 57601
Phone 605-845-8484 Email haefnerrentals@gmail.com

1. Location Description.

Street Address 306 3rd Ave EAST Mobridge SA
Legal Description mobridge mill co's 2nd addition lot 8 Block 28

2. Nature of Conditional Use. SHORT TERM LONG TERM RENTAL

In addition, plans drawn to scale must be attached to this application showing dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, and any natural or topographic peculiarities of the lot in question.

3. Justification of Conditional Use: In order for a conditional use to be considered, applicant must provide to the Board information regarding the following items: (please attach on separate sheet)
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 - c) Refuse and service areas
 - d) Utilities, with reference to locations, availability, and compatibility;
 - e) Screening and buffering with reference to type, dimensions, and character;
 - f) Signs if any, in accordance with Zoning Ordinance, Chapter 17 -Signs & Billboards;
 - g) Required yards, setbacks and other open spaces;
 - h) General compatibility with adjacent properties and other property in the District.

4. Application Fee of \$225.00 is due with application. Applicant must also pay exact mailing costs (for notification of hearing to surrounding property owners) which will be billed after mailing is complete.

I certify that the information contained in this application and its supplements is true and correct.

Date 1-13-25

David Haefner
Applicant

Untitled Map

Write a description for your map.

Legend

West River Telecom

Carlson Services

4th St E

3rd Ave E

4th Ave E

306 3rd Ave E

3rd St E

Morridge Housing Authority
Google Earth

Image © 2025 Airbus



200 ft

4th Ave E



(13)
PAID

PLANNING & ZONING COMMISSION

CONDITIONAL USE APPLICATION

City of Mobridge
Thank you! ck# 2185

Date of Application 1-13-2025 Applicant's Name David Hasfer

Mailing Address 510 7th Ave East Mobridge SD 57601

Phone 605 845 8986 Email hasferrentals@gmail.com

1. Location Description.

Street Address 309 3rd Ave East Mobridge SD

Legal Description MOBRIDGE-MILWAUKEE CO'S 1st ADDN LOT 4 BLOCK 18

2. Nature of Conditional Use. SHORT TERM LONG TERM RENTAL

In addition, plans drawn to scale must be attached to this application showing dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, and any natural or topographic peculiarities of the lot in question.

3. Justification of Conditional Use: In order for a conditional use to be considered, applicant must provide to the Board information regarding the following items: (please attach on separate sheet)

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- c) Refuse and service areas
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- e) Screening and buffering with reference to type, dimensions, and character;
- f) Signs if any, in accordance with Zoning Ordinance, Chapter 17 -Signs & Billboards;
- g) Required yards, setbacks and other open spaces;
- h) General compatibility with adjacent properties and other property in the District.

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I certify that the information contained in this application and its supplements is true and correct.

Date 1-13-2025

David Hasfer
Applicant

Untitled Map

Write a description for your map.

Legend

West River Telecom

4th St E

3rd Ave E

2nd Ave E

309 3rd Ave E

n Christ Church

3rd St E

Google Earth

Image © 2025 Airbus



200 ft





(14)
PAID
ck # 3985

PLANNING & ZONING COMMISSION
CONDITIONAL USE APPLICATION

City of Mobridge
Thank you!

Date of Application 1-13-25 Applicant's Name Dave Haefner

Mailing Address 510 7th Ave E Mobridge SD 5760

Phone 605 843 8486 Email haefnerrentals@gmail.com

1. Location Description.

Street Address 318 3rd Ave East Mobridge SD

Legal Description MOBRIDGE-MILWACO'S 2ND ADDITION LOT 11 BLOCK 28

2. Nature of Conditional Use. SHORT TERM LONG TERM RENTAL

In addition, plans drawn to scale must be attached to this application showing dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, and any natural or topographic peculiarities of the lot in question.

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I certify that the information contained in this application and its supplements is true and correct.

Date 1-13-25

Dave Haefner
Applicant

Untitled Map

Write a description for your map.

Legend

West River Telecom

Carlson Services

4th St E

3rd Ave E

4th Ave E

318 3rd Ave E

3rd St E

Moorbridge Housing Authority
Google Earth

Image © 2025 Airbus



200 ft





(15)
PAID

JAN 21 2013

PLANNING & ZONING COMMISSION CONDITIONAL USE APPLICATION

City of Mobridge
Thank you!
ck# 3994

Date of Application 1-20-25 Applicant's Name David Haefner

Mailing Address 510 7th Ave E Mobridge SD 57601

Phone 605 845 8486 Email haefnerrentals@gmail.com

1. Location Description.

Street Address 619 3rd Ave East Mobridge SD 57601

Legal Description mobridge grand crossing ADDN Lot 13B Block 61

2. Nature of Conditional Use. Short Term Long Term Rental

In addition, plans drawn to scale must be attached to this application showing dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, and any natural or topographic peculiarities of the lot in question.

3. Justification of Conditional Use: In order for a conditional use to be considered, applicant must provide to the Board information regarding the following items: (please attach on separate sheet)

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I certify that the information contained in this application and its supplements is true and correct.

Date 1-20-25

David Haefner
Applicant

Untitled Map

Write a description for your map.

Legend

2nd Ave E

Loxie Style

619 3rd Ave E

E 6th St

3rd Ave E

Google Earth

Imagery © 2025 Airbus



200 ft





PAID (16)

JAN 13 2005

City of Mobridge
Thank you!
ck # 3985

PLANNING & ZONING COMMISSION CONDITIONAL USE APPLICATION

Date of Application 1-13-25 Applicant's Name David Haefner
Mailing Address 510 7th Ave E. Mobridge SD 57601
Phone 605-845-8484 Email haefnerrentals@gmail.com

1. Location Description.

Street Address 301 4TH AVE EAST MOBRIDGE SD

Legal Description MOBRIDGE-MILWAUKEE CO'S 2ND ADDITION LOT 6 BLOCK 28

2. Nature of Conditional Use. SHORT TERM LONG TERM RENTAL

In addition, plans drawn to scale must be attached to this application showing dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, and any natural or topographic peculiarities of the lot in question.

3. Justification of Conditional Use: In order for a conditional use to be considered, applicant must provide to the Board information regarding the following items: (please attach on separate sheet)
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I certify that the information contained in this application and its supplements is true and correct.

Date 1-13-25

David Haefner
Applicant

Untitled Map

Write a description for your map.

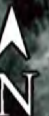
Legend



Google Earth

Image © 2025 Airbus

200 ft





(17)
PAID

PLANNING & ZONING COMMISSION
CONDITIONAL USE APPLICATION

City of Mobridge
Thank you!

ck# 3985

Date of Application 1-13-2025 Applicant's Name David Hefner

Mailing Address 510 7TH AVE EAST MOBRIIDGE SD 57601

Phone 605 845 8486 Email h.efner.rentals@gmail.com

1. Location Description.

Street Address 307 4TH AVE EAST MOBRIIDGE SD

Legal Description MOBRIDGE MILWAUKEE CO'S 2ND ADDITION LOTS BLOCK 28

2. Nature of Conditional Use. SHORT TERM LONG TERM RENTAL

In addition, plans drawn to scale must be attached to this application showing dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, and any natural or topographic peculiarities of the lot in question.

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- e) Screening and buffering with reference to type, dimensions, and character;
- f) Signs if any, in accordance with Zoning Ordinance, Chapter 17 -Signs & Billboards;
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I certify that the information contained in this application and its supplements is true and correct.

Date 1-13-2025

David Hefner
Applicant

Untitled Map

Write a description for your map.

Legend



Google Earth

Image © 2025 Airbus

200 ft





PAID

(78)

ck#3785

PLANNING & ZONING COMMISSION CONDITIONAL USE APPLICATION

City of Mobridge
Thank you!

Date of Application 1-13-2025 Applicant's Name David Haefner

Mailing Address 510 7th Ave East Mobridge SD 57621

Phone 605 845 8486 Email haefnerrentals@gmail.com

1. Location Description.

Street Address 413 2nd Street East Mobridge SD

Legal Description Mobridge-milw ca's 2nd addition lot 2 ^{2 A Block 30}

2. Nature of Conditional Use. SHORT TERM LONG TERM RENTAL

In addition, plans drawn to scale must be attached to this application showing dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, and any natural or topographic peculiarities of the lot in question.

3. Justification of Conditional Use: In order for a conditional use to be considered, applicant must provide to the Board information regarding the following items: (please attach on separate sheet)

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I certify that the information contained in this application and its supplements is true and correct.

Date 1-13-2025

David Haefner
Applicant

Untitled Map

Write a description for your map.

Legend



Google Earth

Image © 2025 Airbus

200 ft





PAID

(19)

PLANNING & ZONING COMMISSION
CONDITIONAL USE APPLICATION

City of Mobridge
Thank you!

ck # 3985

Date of Application 1-13-2025 Applicant's Name David Haefner

Mailing Address 510 7TH AVE EAST Mobridge SD 57601

Phone 605-845-8486 Email haefnerrentals@gmail.com

1. Location Description.

Street Address 115 5TH AVE EAST Mobridge SD

Legal Description MOBRIDGE EK10 S 1ST addn LOTS 3 Block 4

2. Nature of Conditional Use. SHORT TERM LONG TERM RENTAL

In addition, plans drawn to scale must be attached to this application showing dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, and any natural or topographic peculiarities of the lot in question.

3. Justification of Conditional Use: In order for a conditional use to be considered, applicant must provide to the Board information regarding the following items: (please attach on separate sheet)

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- b) Off-street parking and loading areas where required and a description of the anticipated noise, glare, odor or other effects of the conditional use on adjoining properties and properties generally in the District;
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- d) Utilities, with reference to locations, availability, and compatibility;
- e) Screening and buffering with reference to type, dimensions, and character;
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I certify that the information contained in this application and its supplements is true and correct.

Date 1-13-2025

David Haefner
Applicant

Untitled Map

Write a description for your map.

Legend



Google Earth

Image © 2025 Airbus



200 ft



PAID (30)

JAN 21 2025

PLANNING & ZONING COMMISSION City of Mobridge
CONDITIONAL USE APPLICATION Thank you!
ck # 3994

Date of Application 1-20-25 Applicant's Name David Haefner

Mailing Address ~~710~~ 510 7th Ave E Mobridge SD 57601

Phone 605 845 8486 Email ~~David~~ haefnerrentals@gmail.com

1. Location Description.

Street Address 310 5th Ave East Mobridge SD 57601

Legal Description MOBRIDGE SERIES 1st ADDN LOT 4C BLOCK 5

2. Nature of Conditional Use. SHORT TERM LONG TERM RENTAL

In addition, plans drawn to scale must be attached to this application showing dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, and any natural or topographic peculiarities of the lot in question.

3. Justification of Conditional Use: In order for a conditional use to be considered, applicant must provide to the Board information regarding the following items: (please attach on separate sheet)

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I certify that the information contained in this application and its supplements is true and correct.

Date 1-20-2025

David Haefner
Applicant

Untitled Map

Write a description for your map.

Legend

Paña Mexican Grill - Brunch

New Freedom Baptist Church

5th Ave E

6th Ave E

6th Ave E

310 5th Ave E

3rd St E

Google Earth

Irrage © 2025 Airbus



200 ft





PAID 21

City of Mobridge

Thank you!

ck# 3985

PLANNING & ZONING COMMISSION CONDITIONAL USE APPLICATION

Date of Application 1-13-25 Applicant's Name Dave Haefner

Mailing Address 510 7th Ave East Mobridge SD 57601

Phone 605-845-8486 Email haefnerrentals@gmail.com

1. Location Description.

Street Address 317 5th Ave East Mobridge SD

Legal Description MOBRIDGE - EK105 1ST Addition S. 2 of Lot 1 & all of Lot 2 Block 2

2. Nature of Conditional Use. SHORT TERM LONG TERM RENTAL

In addition, plans drawn to scale must be attached to this application showing dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, and any natural or topographic peculiarities of the lot in question.

3. Justification of Conditional Use: In order for a conditional use to be considered, applicant must provide to the Board information regarding the following items: (please attach on separate sheet)
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I certify that the information contained in this application and its supplements is true and correct.

Date 1-13-25

David Haefner
Applicant

Untitled Map

Write a description for your map.

Legend

La Cabaña Mexican Grill - Brunch

Comparison Services

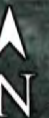
4th Ave E

5th Ave E

317 5th Ave E

Google Earth

Image © 2025 Airbus



200 ft





PAID (22)

JAN 13 2025

PLANNING & ZONING COMMISSION
CONDITIONAL USE APPLICATION

City of Mobridge
Thank you!

ck# 3785

Date of Application 1-13-25 Applicant's Name Dave Haefner

Mailing Address 510 7th Ave East Mobridge SD 57601

Phone 605-845-8486 Email ~~dave~~ haefnerrentals@gmail.com

1. Location Description.

Street Address 204 7th Ave East Mobridge SD

Legal Description MOBRIDGE - EKLOS 3rd ADDN 539.8' OF LOT 30 & W 205 290

2. Nature of Conditional Use. SHORT TERM LONG TERM RENTAL

In addition, plans drawn to scale must be attached to this application showing dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, and any natural or topographic peculiarities of the lot in question.

3. Justification of Conditional Use: In order for a conditional use to be considered, applicant must provide to the Board information regarding the following items: (please attach on separate sheet)

- a) Ingress and egress points to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
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- d) Utilities, with reference to locations, availability, and compatibility;
- e) Screening and buffering with reference to type, dimensions, and character;
- f) Signs if any, in accordance with Zoning Ordinance, Chapter 17 -Signs & Billboards;
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I certify that the information contained in this application and its supplements is true and correct.




Date 1-13-2025

Dave Haefner
Applicant


Untitled Map

Write a description for your map.

Legend

-  Ave E
-  Feature 1
-  Kingdom Hall of Jehovah's Witnesses

3rd St E

 Kingdom Hall of Jehovah's Witnesses

204 7th Ave E

Google Earth

Image © 2025 Airbus



200 ft



PAID

PLANNING & ZONING COMMISSION
CONDITIONAL USE APPLICATION

City of Mobridge
Thank you! ck # 3985

Date of Application 1-13-2025 Applicant's Name David Haefner

Mailing Address 510 7TH AVE EAST MOBRIIDGE SD 57621

Phone 605 845 8486 Email haefnerrentals@gmail.com

1. Location Description.

Street Address 401 7TH AVE EAST MOBRIIDGE SD

Legal Description MOBRIDGE - E 1/2 3rd AND N 50' OF LOT 3A

2. Nature of Conditional Use. SHORT TERM LONG TERM RENTAL

In addition, plans drawn to scale must be attached to this application showing dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, and any natural or topographic peculiarities of the lot in question.

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Date 1-13-2025

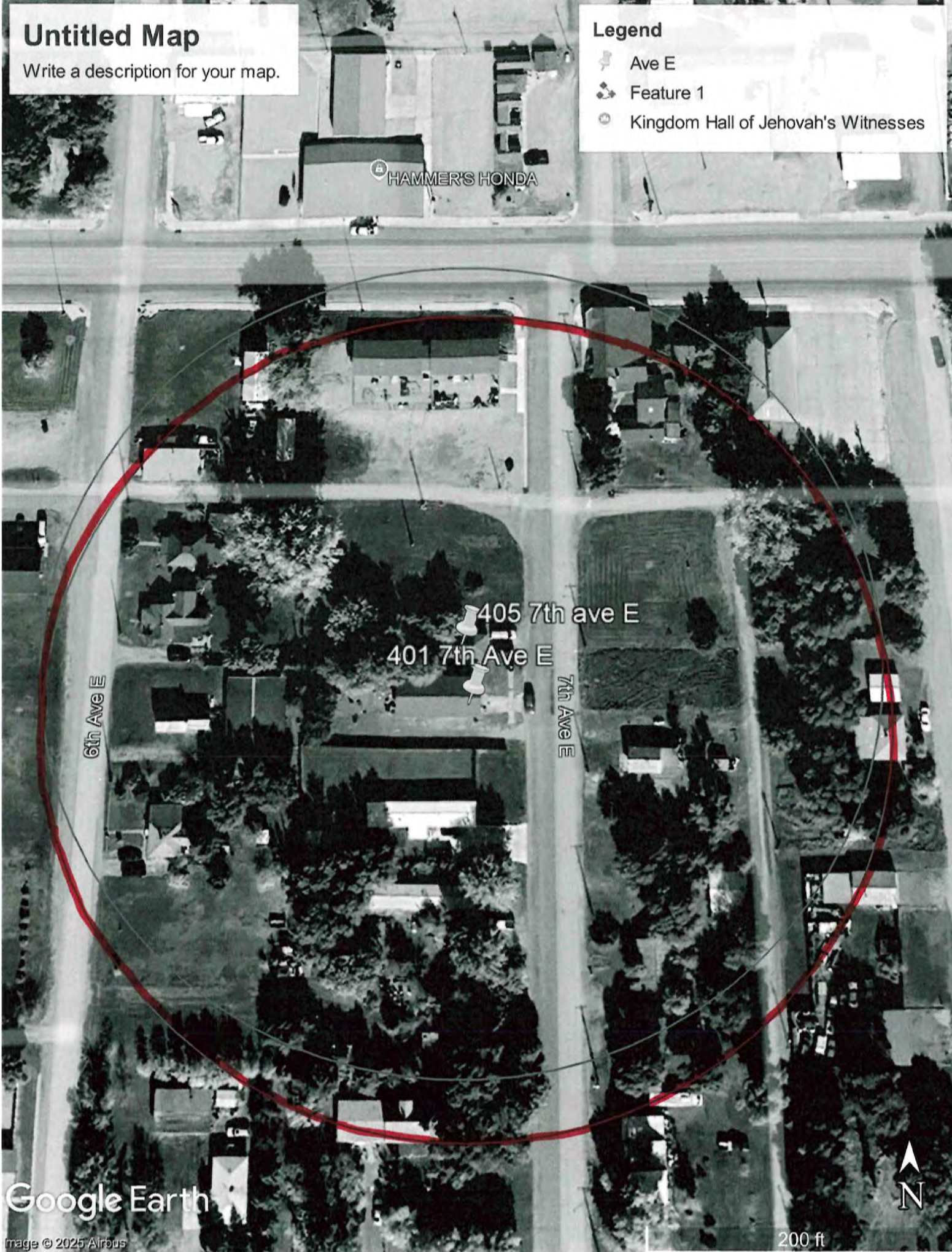
David Haefner
Applicant

Untitled Map

Write a description for your map.

Legend

-  Ave E
-  Feature 1
-  Kingdom Hall of Jehovah's Witnesses



HAMMER'S HONDA

405 7th ave E
401 7th Ave E

6th Ave E

7th Ave E

Google Earth

Image © 2025 Airbus

200 ft





PAID
JAN 13
City of Mobridge
Thank you!
ok # 3985

PLANNING & ZONING COMMISSION
CONDITIONAL USE APPLICATION

Date of Application 1-13-2025 Applicant's Name David Haefner
Mailing Address 510 7TH AVE EAST MOBRIIDGE SD 57601
Phone 605 845 8486 Email haefnerrentals@gmail.com

1. Location Description.

Street Address 405 7TH AVE EAST MOBRIIDGE SD
CITY OF MOBRIIDGE GOODMAN'S QUALITY HILL
Legal Description MOBRIIDGE, GOODMAN'S @ H LOT 16 BLOCK 2

2. Nature of Conditional Use. SHORT TERM LONG TERM RENTAL

Running as an Air BnB

In addition, plans drawn to scale must be attached to this application showing dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, and any natural or topographic peculiarities of the lot in question.

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Date 1-13-2025

David Haefner
Applicant

Untitled Map

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Legend

-  Ave E
-  Feature 1
-  Kingdom Hall of Jehovah's Witnesses

HAMMER'S HONDA

405 7th ave E
401 7th Ave E

6th Ave E

7th Ave E

Google Earth

Image © 2025 Airbus



200 ft



PAID

JAN 20 2011

PLANNING & ZONING COMMISSION
CONDITIONAL USE APPLICATION

City of Mobridge
Thank you!

ck # 3994

Date of Application 1-20-25 Applicant's Name David Haefner

Mailing Address 510 7th Ave E Mobridge SD 57601

Phone 605 845 8486 Email haefnerrentals@gmail.com

1. Location Description.

Street Address 112 9th Ave East Mobridge SD 57601

Legal Description mobridge draeggs 1st ADDN LOT 4 BLOCK 15

2. Nature of Conditional Use. SHORT TERM LONG TERM RENT

In addition, plans drawn to scale must be attached to this application showing dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, and any natural or topographic peculiarities of the lot in question.

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Date 1-20-25

David Haefner
Applicant

Untitled Map

Write a description for your map.

Legend

Novari's Witnesses



2nd St E

118 9th Ave E

112 9th Ave E

Google Earth

Image © 2025 Airbus



200 ft



PAID (26)

PLANNING & ZONING COMMISSION
CONDITIONAL USE APPLICATION

City of Mobridge
Thank you!
ck # 3994

Date of Application 1-20-25 Applicant's Name David Hafner

Mailing Address 510 7th Ave E Mobridge SD 57601

Phone 605 845 8482 Email hafnerrentals@gmail.com

1. Location Description.

Street Address 118 9th Ave East Mobridge SD 57601

Legal Description mobridge Praegsrs 1st Addn Lot 6 Block 15

2. Nature of Conditional Use. SHORT TERM LONG TERM RENT

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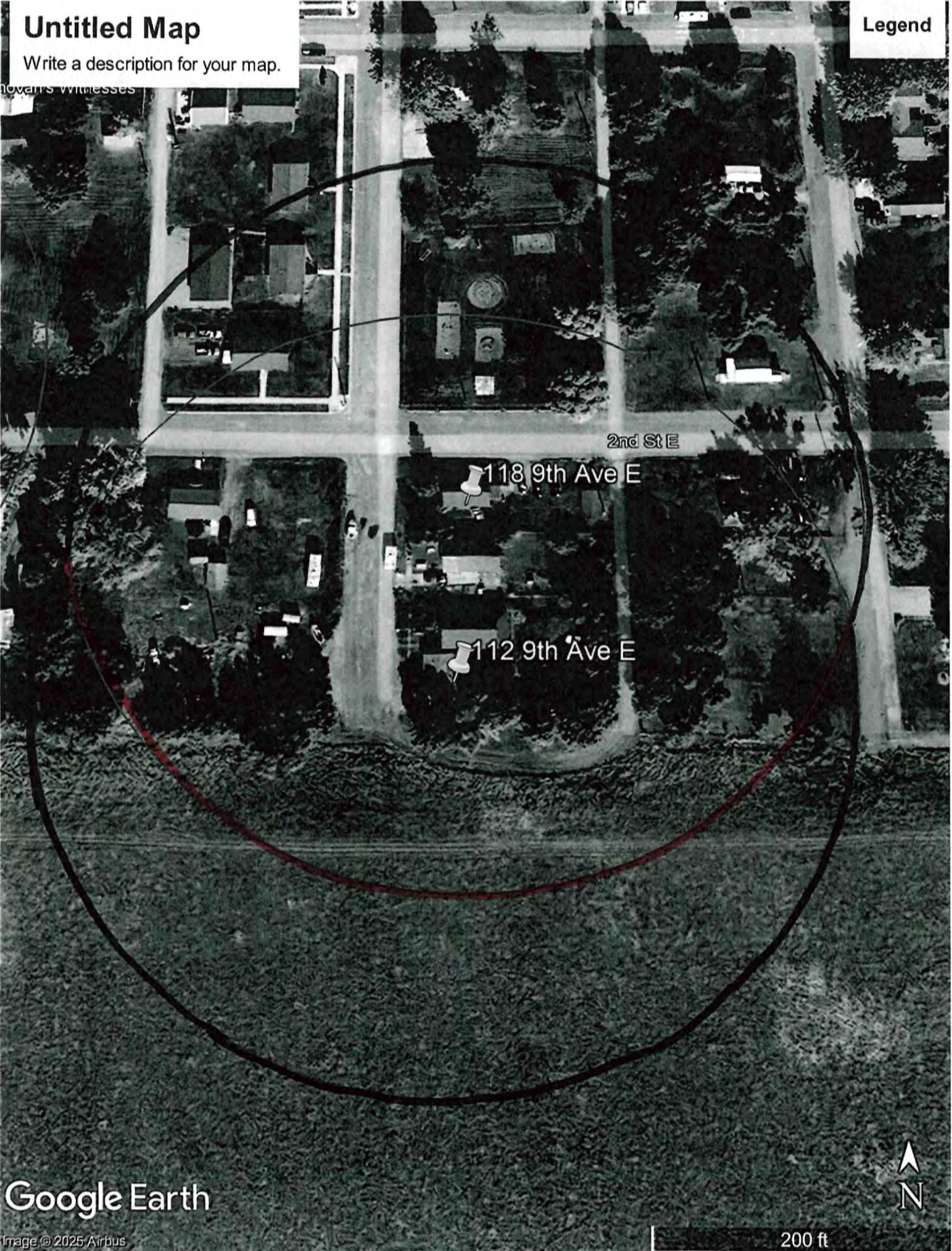
David Hafner
Applicant

Untitled Map

Write a description for your map.

Legend

Howan's witnesses



Google Earth

Image © 2025 Airbus



200 ft