



Planning & Zoning Commission Agenda

*Wednesday, June 18, 2025 * 5:30 pm @ Moberidge City Hall*

1. Call to Order & Roll Call
2. Adopt Agenda
3. Approval of February 19, 2025 Minutes [1]
4. Conditional Use
 - ❖ **Keavan Faber of Double Edge Construction** located at the following legal description: Lot 12, Block 54, Grand Crossing Addition, aka 722 5th Ave West, Moberidge. The purpose of the conditional use permit is to operate the property as a short-term rental aka Airbnb in a Medium Density Residential District zoned area (R-2). [2]
 - ❖ **James Prasek, Prasek Trucking** located at the following legal description: Lots 3-7 and Lots 12-20, Block 1, East Side Addition, aka 2 4th Ave East, Moberidge. The purpose of the conditional use permit will be for placing three shipping containers for storage in a Light Industrial District. [3]
5. Discussion
6. Adjourn

Mobridge City Planning & Zoning Commission
Wednesday, February 19, 2025

The Planning and Zoning Commission for the City of Mobridge S.D. was duly held in the City Hall on Wednesday, February 19, 2025, at 5:30 pm.

Chairman Liz Ford called the meeting to order at 5:30 pm. Board members present were: Lillian Wientjes, Denise Centeno, Ken Rossow, Greg Mix, and Jason Weisbeck. Also, in attendance were Zoning Officer Jacquelyn Rawstern with the City of Mobridge.

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

Election: Moved by Wientjes and second by Weisbeck to nominate Mix as Chairman, nominations to cease and cast a unanimous ballot. All members present voted aye, motion carried.

Moved by Mix and second by Wientjes to nominate Ford for Vice-Chair, nominations to cease and cast a unanimous ballot. All members present voted aye, motion carried.

Leah Schmidt entered the meeting at 5:33 pm.

Conditional Use:

Mike & Jessie Norder requested a conditional use permit to operate the following property: E. 81' of Lots 7 & 8, Block 24, Milw. Land Co.'s 1st Addn., aka 316 4th Street West, Mobridge, South Dakota, as a short-term lodging house aka Airbnb in a Medium Density Residential District zoned area (R-2). Norder's were present and addressed the board with more information about the property. A motion to approve a conditional use permit for property owners Mike and Jessie Norder was made by Mix, second by Centeno, all in favor, motion carried.

Dave Haefner requested conditional use permits to operate the following properties as a short-term lodging house aka Airbnbs. Haefner was present and addressed the board with more information about each property.

Lot 10, Block 37, Grand Crossing Addn., aka 514 5th Ave. West, Mobridge, South Dakota, in a Medium Density Residential District zoned area (R-2). A motion to approve a conditional use permit for property owner Haefner was made by Weisbeck, second by Wientjes, motion carried. Wientjes, Rossow, Mix, Weisbeck, and Schmidt voted yes; Ford and Centeno voted no.

Rossow left the meeting at 6:42 pm.

W. 60' of Lot 1, Block 25, Milw. Land Co.'s 1st Addn., aka 303 4th St. West, Mobridge, South Dakota, in a Medium Density Residential District zoned area (R-2). A motion to approve a conditional use permit for property owner Haefner was made by Wientjes, second by Schmidt, all in favor, motion carried.

Lot 9 & S. 15' of Lot 10, Block 56, Grand Crossing Addn, aka 706 3rd Ave. West, Mobridge, South Dakota, in a Medium Density Residential District zoned area (R-2). A motion to deny a conditional use permit for property owner Haefner was made by Weisbeck, second by Centeno, motion carried. Ford, Wientjes, Mix, Centeno and Weisbeck voted yes; Schmidt voted no.

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S.18' of Lot 5C & All Lots 5D & 5E, Thompson's Outlots, aka 1201 1st Ave. West, Mobridge, South Dakota, in a Medium Density Residential District zoned area (R-2). A motion to approve a conditional use permit for property owner Haefner was made by Schmidt, second by Wientjes, all in favor, motion carried.

Lot 13 & S 2 1/2' of Lot 14, Block 12, Main Park, aka 810 1st Ave. East, Mobridge, South Dakota, in a Medium Density Residential District zoned area (R-2). A motion to approve a conditional use permit for property owner Haefner was made by Wientjes, second by Ford, all in favor, motion carried.

E.100' of Lot 6, Block 8, Original Plat, aka 201 2nd Ave. East, Mobridge, South Dakota, in a Medium Density Residential District zoned area (R-2). A motion to approve a conditional use permit for property owner Haefner was made by Ford, second by Schmidt, all in favor, motion carried.

Lot 4, Block 17, Milw. Land Co.'s 1st Addn., aka 209 3rd Ave. East, Mobridge, South Dakota, in a Medium Density Residential District zoned area (R-2). A motion to deny a conditional use permit for property owner Haefner was made by Weisbeck, second by Ford, all in favor, motion carried.

Lot 2, Block 17, Milw. Land Co.'s 1st Addn., aka 217 3rd Ave. East, Mobridge, South Dakota, in a Medium Density Residential District zoned area (R-2). A motion to deny a conditional use permit for property owner Haefner was made by Ford, second by Centeno, failed due to lack of majority. Ford, Mix and Centeno voted yes; Wientjes, Weisbeck and Schmidt voted no.

Lot 5, Block 18, Milw. Land Co.'s 1st Addn., aka 305 3rd Ave. East, Mobridge, South Dakota, in a Medium Density Residential District zoned area (R-2). A motion to approve a conditional use permit for property owner Haefner was made by Wientjes, second by Schmidt, all in favor, motion carried.

Lot 8, Block 28, Milw. Land Co.'s 2nd Addn., aka 306 3rd Ave. East, Mobridge, South Dakota, in a Medium Density Residential District zoned area (R-2). A motion to deny a conditional use permit for property owner Haefner was made by Weisbeck, second by Ford, motion carried. Ford, Wientjes, Mix, Centeno and Weisbeck voted yes; Schmidt voted no.

Lot 4, Block 18, Milw. Land Co.'s 1st Addn., aka 309 3rd Ave. East, Mobridge, South Dakota, in a Medium Density Residential District zoned area (R-2). A motion to approve a conditional use permit for property owner Haefner was made by Weisbeck, second by Schmidt, all in favor, motion carried.

Lot 11, Block 28, Milw. Land Co.'s 2nd Addn., aka 318 3rd Ave. East, Mobridge, South Dakota, in a Medium Density Residential District zoned area (R-2). A motion to approve a conditional use permit for property owner Haefner was made by Ford, second by Schmidt, failed due to lack of majority. Ford, Wientjes and Schmidt voted yes; Mix, Centeno and Weisbeck voted no.

Lot 13B, Block 61, Grand Crossing Addn., aka 619 3rd Ave. East, Mobridge, South Dakota, in a Medium Density Residential District zoned area (R-2). A motion to approve a conditional use

permit for property owner Haefner was made by Weisbeck, second by Schmidt, all in favor, motion carried.

Lot 6, Block 28, Milw. Land Co.'s 2nd Addn., aka 301 4th Ave. East, Mobridge, South Dakota, in a Medium Density Residential District zoned area (R-2). A motion to approve a conditional use permit for property owner Haefner was made by Weisbeck, second by Ford, all in favor, motion carried.

Lot 5, Block 28, Milw. Land Co.'s 2nd Addn., aka 307 4th Ave. East, Mobridge, South Dakota, in a Medium Density Residential District zoned area (R-2). A motion to approve a conditional use permit for property owner Haefner was made by Weisbeck, second by Wientjes, all in favor, motion carried.

Lot 2A, Block 30, Milw. Land Co.'s 2nd Addn., aka 413 2nd St. East, Mobridge, South Dakota, in a Medium Density Residential District zoned area (R-2). A motion to approve a conditional use permit for property owner Haefner was made by Schmidt, second by Ford, all in favor, motion carried.

Lot 4, Block 4, Eklo's 1st Addn., aka 115 5th Ave. East, Mobridge, South Dakota, in a Medium Density Residential District zoned area (R-2). A motion to deny a conditional use permit for property owner Haefner was made by Ford, second by Centeno, motion carried. Ford, Mix, Centeno and Weisbeck voted yes; Wientjes and Schmidt voted no.

Lot 4C, Block 5, Eklo's 1st Addn., aka 310 5th Ave. East, Mobridge, South Dakota, in a Medium Density Residential District zoned area (R-2). A motion to approve a conditional use permit for property owner Haefner was made by Wientjes, second by Schmidt, all in favor, motion carried.

S. 2' of Lot 1 & All of Lot 2, Block 2, Eklo's 1st Addn., aka 317 5th Ave. East, Mobridge, South Dakota, in a Medium Density Residential District zoned area (R-2). A motion to approve a conditional use permit for property owner Haefner was made by Weisbeck, second by Schmidt, all in favor, motion carried.

S. 39.8' of Lot 30 & W2 of Lot 29D, Eklo's 3rd Addn., aka 204 7th Ave. East, Mobridge, South Dakota, in a Medium Density Residential and Mobile Home District zoned area (R-3). A motion to approve a conditional use permit for property owner Haefner was made by Weisbeck, second by Ford, all in favor, motion carried.

N. 50' of Lot 3A, Eklo's 3rd Addn, aka 401 7th Ave. East, Mobridge, South Dakota, in a Medium Density Residential and Mobile Home District zoned area (R-3). A motion to approve a conditional use permit for property owner Haefner was made by Wientjes, second by Schmidt, motion carried. Wientjes, Mix, Centeno and Schmidt voted yes; Ford and Weisbeck voted no.

Lot 16, Block 2, Goodman's Q.H., aka 405 7th Ave. East, Mobridge, South Dakota, in a Medium Density Residential and Mobile Home District zoned area (R-3). A motion to approve a conditional use permit for property owner Haefner was made by Ford, second by Schmidt, all in favor, motion carried.

Lot 4, Block 15, Draeger's 1st Addn., aka 112 9th Ave. East, Mobridge, South Dakota, in a Medium Density Residential and Mobile Home District zoned area (R-3). A motion to approve a conditional use permit for property owner Haefner was made by Weisbeck, second by Schmidt, all in favor, motion carried.

Lot 6, Block 15, Draeger's 1st Addn., aka 118 9th Ave. East, Mobridge, South Dakota, in a Medium Density Residential and Mobile Home District zoned area (R-3). A motion to approve a conditional use permit for property owner Haefner was made by Weisbeck, second by Ford, all in favor motion carried.

Minutes: A motion to approve November 6, 2024 minutes was made by Schmidt and second by Ford, all in favor, motion carried.

With no further business to address, Chairman Mix requested a motion to adjourn. Ford made the motion, Mix second, the motion carried. The meeting adjourned at 7:40 pm.

Submitted by:

Approved by:

Jacquelyn Rawstern - Zoning Officer

Gregory Mix - Chairman – Planning & Zoning Commission

NOTICE OF HEARING APPLICATION FOR
CONDITIONAL USE IN CONSTRUCTION OR
USE UPON LOT UNDER ZONING ORDINANCE

The Mobridge City Planning and Zoning Commission will hold a public hearing on June 18, 2025, at Mobridge City Hall at 5:30 p.m. The purpose of the hearing is to review the conditional use request submitted by Keavan Faber of Double Edge Construction located at the following legal description: Lot 12, Block 54, Grand Crossing Addition, aka 722 5th Ave West, Mobridge. The purpose of the conditional use permit is to operate the property as a short term rental aka Airbnb in a Medium Density Residential District zoned area (R-2). Such conditional usage may be permitted only upon special hearings and permits. The Commission will hold a meeting after the hearing to address any other matter before them.

Jacquelyn Rawstern
Zoning Officer

PAID

MAY 28 2025



City of Mobridge
Thank you!

PLANNING & ZONING COMMISSION

CONDITIONAL USE APPLICATION

Double Edge Const.

Date of Application 05/28/25 Applicant's Name HEAVEN FABER
Mailing Address 789 7th Street NW 51250
Phone 712-552-7677 Email double edge construction @ outlook.com

1. Location Description.

Street Address 722 5th Ave west

Legal Description Lot 12, Block 54, Grand Crossing Addn

2. Nature of Conditional Use. Short term rental when not
used for personal.

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 05/28/25

[Signature]
Applicant

Board Comments _____

- 3 bedrooms
- Large parking area in front of garage(s)
- Parking for 8 cars or trailers
- 6 max people per stay
- 1 basement bedroom with egress window
- Fire ladder in upstairs room
- All refuse gets taken off site



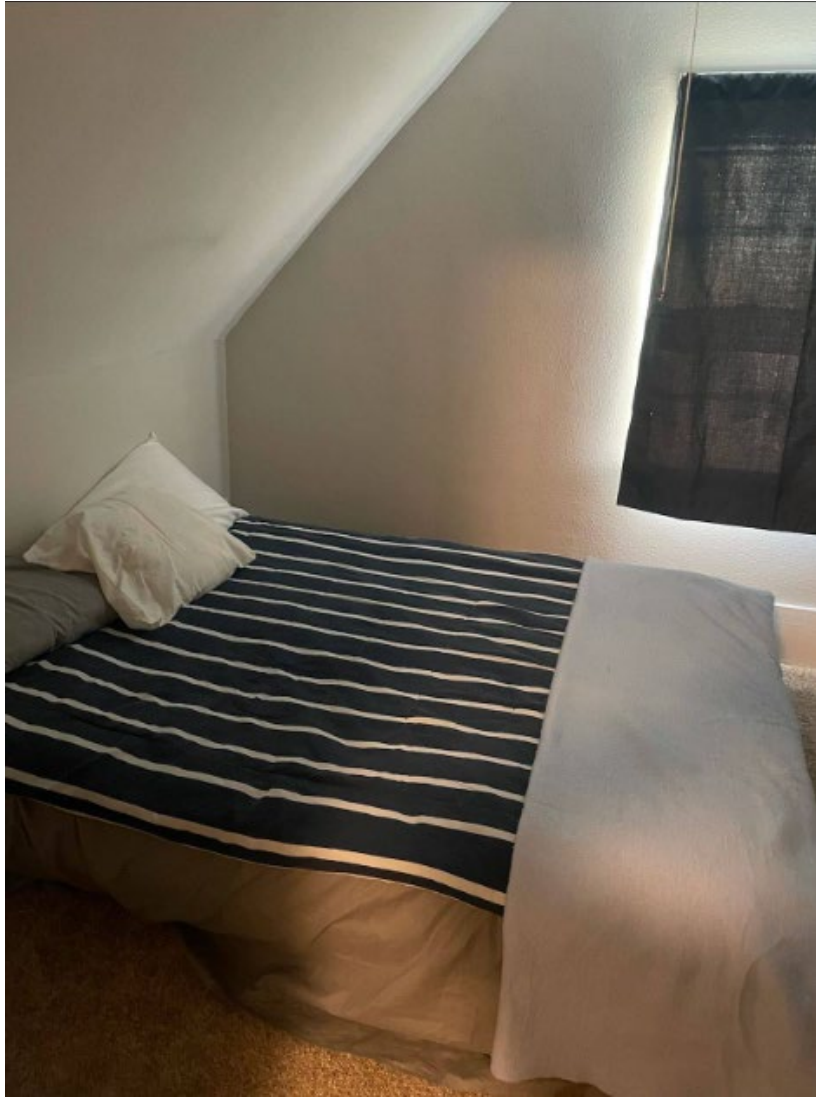
















Untitled Map

Write a description for your map.

Zion Lutheran Church

Legend

722 5th Ave W

Park

9th St W

4th Ave W

8th St W

722 5th Ave W

Park

5th Ave W

h St W

Google Earth

Image © 2025 Airbus

200 ft





NOTICE OF HEARING APPLICATION FOR
CONDITIONAL USE
UPON LOT UNDER ZONING ORDINANCE

The Mobridge City Planning and Zoning Commission will hold a public hearing on June 18, 2025 at Mobridge City Hall at 5:30 p.m. The purpose of the hearing is to discuss the conditional use request that has been submitted by James Prasek, Prasek Trucking located at the following legal description: Lots 3-7 and Lots 12-20, Block 1, East Side Addition, aka 2 4th Ave East, Mobridge. The purpose of the conditional use permit will be for placing three shipping containers for storage in a Light Industrial District. Such conditional use in construction and usage may be permitted only upon special hearings and permit. The Commission will hold a meeting after the hearing to address any other matter before them.

Jacquelyn Rawstern
Zoning Officer



PAID

MAY 29 2025

ck #1470

City of Mobridge
Thank you!

PLANNING & ZONING COMMISSION
CONDITIONAL USE APPLICATION

Date of Application 5/29/25 Applicant's Name James Prasek / Prasek Trucking
Mailing Address 2 4th Ave E
Phone 848-1515 Email jamesprasek@icloud.com

1. Location Description.

Street Address 2 4th Ave E
Legal Description Lots 3-7, 12-20 Block 1 East Side Addition

2. Nature of Conditional Use. Placing 3 shipping containers on the north side of the current building. All containers will be newer and matching in color.

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 5/29/25

[Signature]
Applicant

James Prasek, Prasek Trucking

2 4th Ave E
Mobridge, SD 57601-2711
Lots 3-7, 12-20/Block 1/East Side Addition
605-848-1515
jamesprasek@icloud.com

May 29, 2025

City of Mobridge
Planning & Zoning Commission

Dear Commision,

I am writing in regards to a Conditional Use Application that I have applied for to place up to 3 (three) shipping containers onto my Industrial zoned property located at the address above. They will be placed adjacent to the current building along the north wall.

Their purpose will be for tools, parts and small equipment storage. The 3 containers will be newer and will be matching in beige color. One of them was already temporarily placed on the property during construction, then removed afterwards.

I have additionally provided a screenshot of the property with the area marked out of where the containers will go.

Justification of Conditional Use: (h) General compatibility with adjacent properties and other property in the District.

Many of the neighboring properties are zoned residential. One of the neighboring Industrial zoned properties has already been approved for, and has a shipping container placed on their property. The containers I am proposing would be similar to that one.

Thank you for your consideration,



James Prasek, Prasek Trucking

Untitled Map

Write a description for your map.

Legend



Container



Hard Rock Hills

Rail Road St.

4th Ave E

Hard Rock Hills

1

2

3

5th Ave E



100 ft

Google Earth

Image © 2025 Airbus

