



***Planning & Zoning Commission Agenda
Tuesday, August 12, 2025 * 5:30 pm @ Mobridge City Hall***

1. Call to Order & Roll Call
2. Adopt Agenda
3. Approval of June 18, 2025 Minutes [1]
4. Conditional Use [2]
 - ❖ R.F. Buche located at the following legal description: Lots 4A, 8A & 9A, Block 39, Grand Crossing Addition, aka 509 2nd Avenue West, Mobridge. The purpose of the conditional use permit will be to place a shipping container for storage in the General Commercial District (GC).
5. Approval of Re-Plat [3]
 - ❖ Preston and Diane Droog re-plat of property PLAT OF LOT 1, DROOG ADDITION TO WALWORTH COUNTY LOCATED IN THE SW ¼, SECTION 17, T124N, R79W, 5TH P.M., Walworth County, South Dakota.
6. Discussion
7. Adjourn

Mobridge City Planning & Zoning Commission
Wednesday, June 18, 2025

The Planning and Zoning Commission for the City of Mobridge S.D. was duly held in the City Hall on Wednesday, June 18, 2025, at 5:30 pm.

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

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

Minutes: A motion to approve February 19, 2025 minutes was made by Weisbeck and second by Ford, all in favor, motion carried.

Conditional Use:

Keaven Faver of Double Edge Construction requested a conditional use permit to operate the following property: Lot 12, Block 54, Grand Crossing Addition, aka 722 5th Ave West, Mobridge as a short-term rental aka Airbnb in a Medium Density Residential District zoned area (R-2). Faber was present by zoom and addressed the board with more information about the property. A motion to approve a conditional use permit for property owner Faber was made by Weisbeck, second by Ford, all in favor, motion carried.

James Prasek requested conditional use permit to place three shipping containers for storage in a Light Industrial District located at the following legal description: Lots 3-7 and Lots 12-20, Block 1, East Side Addition, aka 2 4th Ave East, Mobridge. A motion to approve a conditional use permit with the conditions the shipping containers are painted the same color as the building for property owner Prasek was made by Wientjes, second by Ford, motion carried.

Discussion:

Chairman Mix requested to schedule a retreat sometime in October for board members to go over the zoning ordinances. Mix discussed with the board about conditional uses for the Airbnb and the parking issues that were being presented at the last meeting. With the understanding of the ordinance that is already in place for parking that there are no length guidelines for those parking spots.

With no further business to address, Chairman Mix requested a motion to adjourn. Weisbeck made the motion, Ford second, the motion carried. The meeting adjourned at 6:04 pm.

Submitted by:

Approved by:

 Jacquelyn Rawstern - Zoning Officer

 Gregory Mix - Chairman – Planning & Zoning Commission



PAID

JUL 22 2025

PLANNING & ZONING COMMISSION
CONDITIONAL USE APPLICATION

City of Mobridge
Thank you!

ck#1029

Date of Application 7-21-25 Applicant's Name B. F. Buche

Mailing Address 5709 S. Remington Place Suite 107, Sioux Falls SD 57108

Phone 605-848-0590 Email stonejensen/8@gmail.com
Stone Jensen

1. Location Description.

Street Address 509 2nd Ave West, Empty Lot just behind Jensen Rental building

Legal Description Lots 4A, 8A & 9A, Block 39, Grand Crossing Addn.

2. Nature of Conditional Use. Storage behind Subway / east of trash canst.
The purpose is to use the container as storage of over
stock paper products and extra equipment.

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 7/15/25

[Signature]
Applicant

Board Comments Stone Sensen is the one that is placing the container on the property. He has an agreement with R.F. Buche. Sensen will be using the container for paper product over stock to extra equipment from his Subway business.

Subway 55696

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 August 12, 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 R.F. Buche located at the following legal description: Lots 4A, 8A & 9A, Block 39, Grand Crossing Addition, aka 509 2nd Avenue West, Mobridge. The purpose of the conditional use permit will be to place a shipping container for storage in the General Commercial 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



R.F. Buche & Stone Jensen

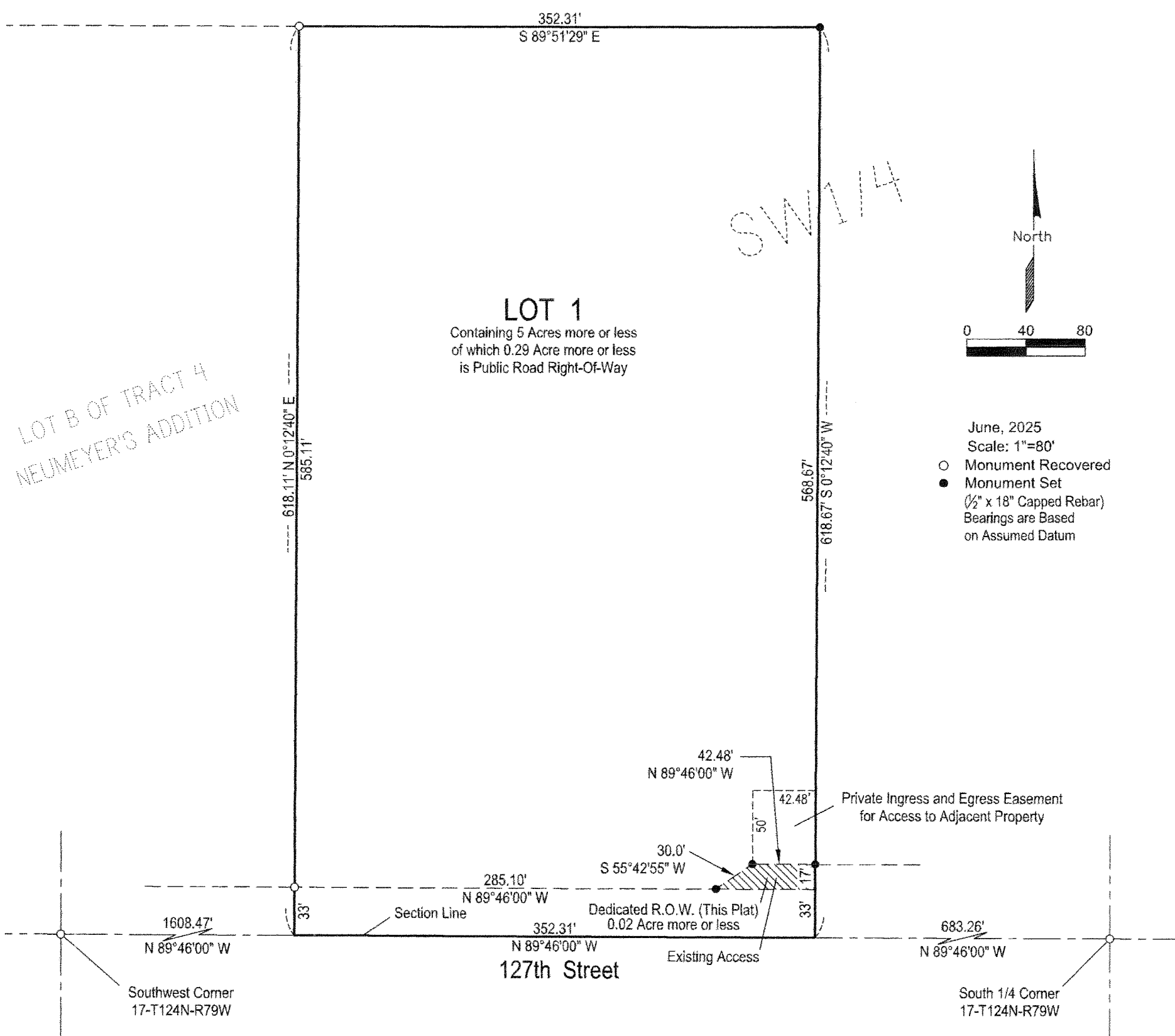
Conditional Use for shipping container.
300' Radius for mailing

Legend





**PLAT OF LOT 1,
DROOG ADDITION TO WALWORTH COUNTY
LOCATED IN THE SW¼, SECTION 17, T124N, R79W, 5TH P.M.,
WALWORTH COUNTY, STATE OF SOUTH DAKOTA.**



SURVEYOR'S CERTIFICATE

I, Mike J. Lapka, a Registered Land Surveyor of the State of South Dakota, do hereby certify that on or before the 30th day of June, 2025 and at the request of the owners of the real property hereinafter described, surveyed a portion of the SW¼, Section 17, Township 124 North, Range 79 West of the 5th P.M., Walworth County, South Dakota, as shown on the plat, and marked upon the ground boundaries thereof in the manner shown on the plat, and that the attached plat is a true and correct representation of said survey and that the parcel of land so platted contains: "PLAT OF LOT 1, DROOG ADDITION TO WALWORTH COUNTY, LOCATED IN THE SW¼, SECTION 17, T124N, R79W, 5TH P.M., WALWORTH COUNTY, STATE OF SOUTH DAKOTA"

IN WITNESS WHEREOF, I have executed this Surveyor's Certificate this 30th day of June, 2025.

Prepared By:
LAPKA LAND SURVEYING
1248 Church Street
Leola, South Dakota 57456
Ph. 605-690-3685



PLAT OF LOT 1,
DROOG ADDITION TO WALWORTH COUNTY
LOCATED IN THE SW¼, SECTION 17, T124N, R79W, 5TH P.M.,
WALWORTH COUNTY, STATE OF SOUTH DAKOTA.

CERTIFICATE OF OWNERSHIP

State of South Dakota County of Walworth

We, Preston M. Droog and Diane M. Droog do hereby certify we are the owners of the portion of the SW¼, Section 17, Township 124 North, Range 79 West of the 5th P.M., Walworth County, South Dakota, as shown and described hereon, and that we do approve this plat as hereon shown and that the development of this property shall conform to all existing zoning, subdivision, erosion and sediment control. We also Dedicate to the Public the additional Right-Of-Way as shown on Page 1 of this Plat.

Preston M. Droog Preston M. Droog Address P.O. Box 147 Mobridge SD 57601
Diane M. Droog Diane M. Droog Address P.O. Box 147 Mobridge, SD 57601

ACKNOWLEDGMENT OF OWNERSHIP

State of South Dakota County of Walworth

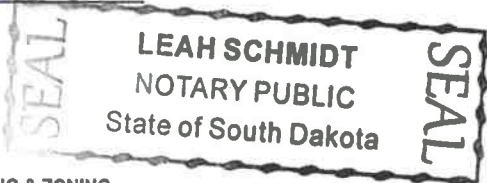
On this 1 day of August, 2025, before me, the undersigned officer, personally appeared Preston M. Droog and Diane M. Droog, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same for the purposes therein contained. In witness whereof I hereunto set my hand and Official Seal.

My Commission Expires
May 19, 2028

My commission expires:

Leah Schmidt

NOTARY PUBLIC



APPROVAL BY CITY PLANNING & ZONING

I hereby certify that the following is a correct copy of the resolution duly passed by the City of Mobridge Planning & Zoning Board, Walworth County South Dakota at a meeting held on the _____ day of _____, 2025.

"Be it resolved by the Walworth County Planning & Zoning that the Plat, "PLAT OF LOT 1, DROOG ADDITION TO WALWORTH COUNTY, LOCATED IN THE SW¼, SECTION 17, T124N, R79W, 5TH P.M., WALWORTH COUNTY, STATE OF SOUTH DAKOTA", having been examined, is hereby approved in accordance with the provisions of SDCL 11-3, and any amendments thereof.

Secretary/ Planning & Zoning

APPROVAL BY CITY

I hereby certify that the following is a correct copy of the resolution duly passed by the Mobridge City Council of Walworth County, South Dakota at a meeting held on the _____ day of _____, 2025.

"Be it resolved by the Mobridge City Council of Walworth County South Dakota, that the Plat, "PLAT OF LOT 1, DROOG ADDITION TO WALWORTH COUNTY, LOCATED IN THE SW¼, SECTION 17, T124N, R79W, 5TH P.M., WALWORTH COUNTY, STATE OF SOUTH DAKOTA", having been examined, is hereby approved in accordance with the provisions of SDCL 11-3, and any amendments thereof.

Mayor

APPROVAL OF HIGHWAY OR STREET AUTHORITY

The location of the existing access to the abutting County or State Highway, or City Street as shown hereon, is hereby approved. Any changes in the location of proposed access shall require additional approval.

HIGHWAY OR STREET AUTHORITY

Date: _____



Prepared By:
LAPKA LAND SURVEYING
1248 Church Street
Leola, South Dakota 57456
Ph. 605-690-3685

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DROOG ADDITION TO WALWORTH COUNTY
LOCATED IN THE SW¼, SECTION 17, T124N, R79W, 5TH P.M.,
WALWORTH COUNTY, STATE OF SOUTH DAKOTA.**

COUNTY PLANNING COMMISSION CERTIFICATE

State of South Dakota County of Walworth

I hereby certify that the following is a correct copy of the resolution duly passed by the County Planning Commission of Walworth, South Dakota at a meeting held on the _____ day of _____, 2025.

"Be it resolved by the County Planning Commission of Walworth County South Dakota, that the Plat, "PLAT OF LOT 1, DROOG ADDITION TO WALWORTH COUNTY, LOCATED IN THE SW¼, SECTION 17, T124N, R79W, 5TH P.M., WALWORTH COUNTY, STATE OF SOUTH DAKOTA", having been examined, is hereby approved in accordance with the provisions of SDCL 11-3, and any amendments thereof.

Secretary

Chairman

APPROVAL BY COUNTY

State of South Dakota County of Walworth

I hereby certify that the following is a correct copy of the resolution duly passed by the Board of Commissioners of Walworth County, South Dakota at a meeting held on the _____ day of _____, 2025.

"Be it resolved by the Board of County Commissioners of Walworth County South Dakota, that the Plat, "PLAT OF LOT 1, DROOG ADDITION TO WALWORTH COUNTY, LOCATED IN THE SW¼, SECTION 17, T124N, R79W, 5TH P.M., WALWORTH COUNTY, STATE OF SOUTH DAKOTA", having been examined, is hereby approved in accordance with the provisions of SDCL 11-3, and any amendments thereof.

Chairman

Auditor

CERTIFICATE OF COUNTY TREASURER

State of South Dakota County of Walworth

I, _____, Walworth County Treasurer do hereby certify that the _____ taxes, which are liens upon the lands platted hereon, as shown by the records of my office, have been fully paid.

County Treasurer

Date _____

WALWORTH COUNTY DIRECTOR OF EQUALIZATION CERTIFICATE

State of South Dakota County of Walworth

I, _____, County Director of Equalization, hereby certify that I have received a copy of this plat.
Dated this _____ day of _____, 2025.

County Director of Equalization

OFFICE OF REGISTER OF DEEDS

State of South Dakota County of Walworth

Filed for record this _____ day of _____, 2025, at _____ o'clock _____ M., and recorded in Plat Book _____, Page _____.

Document No. _____

Register of Deeds _____



Prepared By:
LAPKA LAND SURVEYING
1248 Church Street
Leola, South Dakota 57456
Ph. 605-690-3685