

*114 1<sup>st</sup> Ave East  
Moberidge, SD 57601*

## *Planning & Zoning Commission Agenda*

*Thursday, April 9, 2026 \* 5:45 pm @ Moberidge City Hall*

1. Call to Order & Roll Call
2. Adopt Agenda
3. Approval of February 26, 2026 Minutes [1]
4. Conditional Use [2]
  - ❖ Rose and Josh Henderson located at the following legal description: Lots 1 and 2, Block 10, Main Park, aka 1015 2<sup>nd</sup> Avenue East, Moberidge. 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).
5. Discussion
6. Adjourn

**Mobridge City Planning & Zoning Commission**  
**Thursday, February 26, 2026**

The Planning and Zoning Commission for the City of Mobridge S.D. was duly held in the City Hall on Thursday, February 26, 2026, at 5:45 pm.

Chairman Greg Mix called the meeting to order at 5:45 pm. Board members present were: Lillian Wientjes, Denise Centeno and Liz Ford, Jason Weisbeck. Also, in attendance were Zoning Officer Jacquelyn Rawstern with the City of Mobridge, absent was Leah Schmidt and Ken Rossow.

**Agenda:** A motion to adopt the agenda was made by Ford and second by Centeno, all in favor, motion carried.

**Minutes:** A motion to approve October 21, 2025 minutes was made by Weisbeck and second by Centeno, all in favor, motion carried.

**Conditional Use:**

**Family Worship Center** requested a conditional use permit to place two shipping containers for storage in the Light Industrial District at the following legal description: Lot C-7, Except the North 38' Thereof, in the East Half of NE Quarter of Section 24-124-80, West of the 5<sup>th</sup> Principal Meridian, aka 1708 West Grand Crossing, Mobridge.

A motion to approve a conditional use permit for property owner Family Worship Center for two shipping containers was made by Wientjes, second by Weisbeck, all in favor, motion carried.

With no further business to address, Chairman Mix requested a motion to adjourn. Ford made the motion, Weisbeck second, the motion carried. The meeting adjourned at 5:50 pm.

Submitted by:

Approved by:

\_\_\_\_\_  
Jacquelyn Rawstern - Zoning Officer

\_\_\_\_\_  
Gregory Mix - Chairman – Planning & Zoning Commission



PAID

MAR 12 2026

City of Mobridge  
Thank you!

C. K. H.  
1203

# PLANNING & ZONING COMMISSION CONDITIONAL USE APPLICATION

Date of Application 3/11/2026 Applicant's Name Rose & Josh Henderson JRSW Rental LLC  
 Mailing Address 218 13th St. E. Mobridge, SD 57601  
 Phone (605) 848-3293 (C) Email dchenderson1@gmail.com  
(605) 845-2589 (H)

1. Location Description.

Street Address 1015 2<sup>nd</sup> Ave East Mobridge.

Legal Description Mobridge main Park lots 1 & 2 Block 10

2. Nature of Conditional Use. changing to short term rental from long term rental  
requesting for a lodging approval

**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 3/12/2026

[Signature]  
Applicant

Board Comments 3 Bedroom 2 bathroom 1 1/2 story house,  
that can host 6-8 guests. See additional pages  
for parking spaces and dimensions.

Already passed state inspection w/ an Ok to license  
and operate. Waiting on State Certificate but do  
have a license # 28102



North  
Curb  
158'



Driveway 68'



East Curb 70'



**SOUTH DAKOTA  
DEPARTMENT OF HEALTH  
LODGING LICENSE**



Issued To: JRSW RENTAL

Located At: JRSW RENTAL  
1015 2ND AVE E  
MOBRIDGE, SD 57601

License Type  
**Bed and Breakfast License**

License Number

**28102**

Number of Units

1

Swimming Pool

0

Spa or Hot Tub

0

Expires

**12/31/2026**


\_\_\_\_\_  
Secretary of Health

*License is Not Transferable - Post in the Establishment*

# Rose & Josh Henderson

12th St E  
Conditional Use Lodge House  
300'

## Legend

 1015 2nd Ave E



11th St E

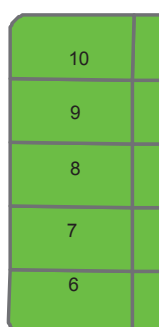
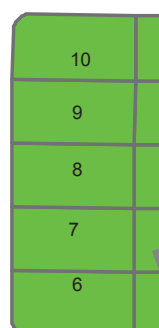
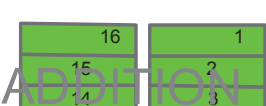
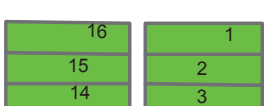
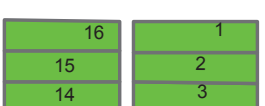
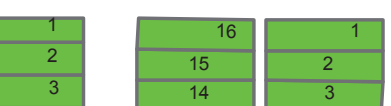
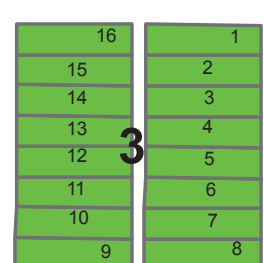
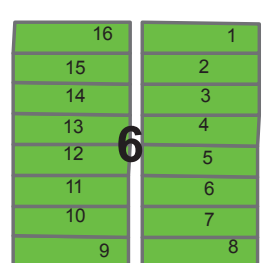
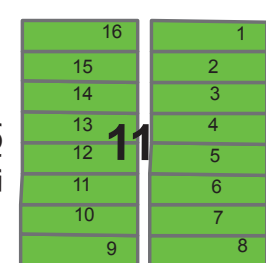
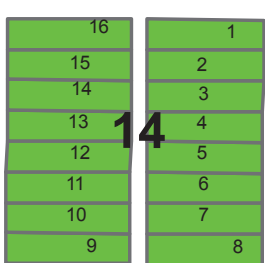
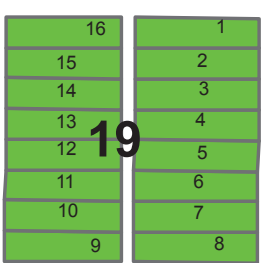
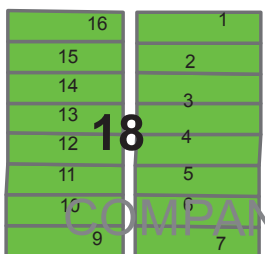
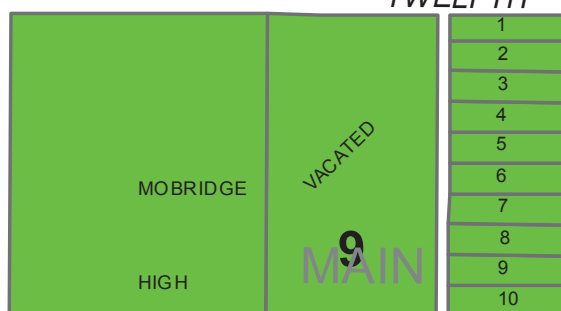
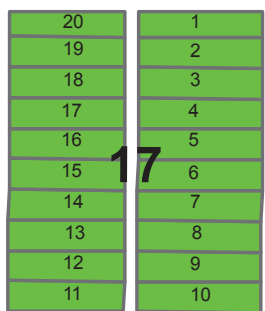
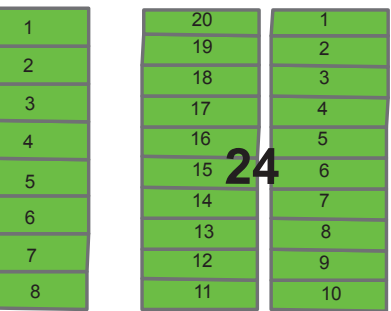
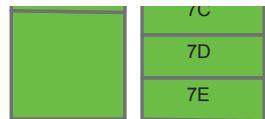
1015 2nd Ave E

2nd Ave E

Mobridge Aquatic



200 ft



TOWNSITE

COMPANY'S

STREET'S

WEST

WEST

EAST

EAST

NINTH

STREET

EAST

UE ADDITION

IE