

*114 1st Ave East
Moberidge, SD 57601*

Planning & Zoning Commission Agenda

Thursday, February 26, 2026 * 5:45 pm @ Moberidge City Hall

1. Call to Order & Roll Call
2. Adopt Agenda
3. Approval of October 21, 2025 Minutes [1]
4. Conditional Use [2]
 - ❖ Family Worship Center at 1708 West Grand Crossing, Moberidge, SD, legal description is Lot C-7, Except the North 38' Thereof, in the East Half of NE Quarter of Section 24-124-80, West of the 5th Principal Meridian, Moberidge, South Dakota. The purpose of the conditional use is to place two shipping containers for storage in a Light Industrial District zoned area (I-1).
5. Discussion
6. Adjourn

Mobridge City Planning & Zoning Commission
Tuesday, October 21, 2025

The Planning and Zoning Commission for the City of Mobridge S.D. was duly held in the City Hall on Tuesday, October 21, 2025, at 6:00 pm.

Chairman Greg Mix called the meeting to order at 6:04 pm. Board members present were: Lillian Wientjes, Denise Centeno and Liz Ford. Also, in attendance were Zoning Officer Jacquelyn Rawstern with the City of Mobridge and Mayor Gene Cox, absent was Leah Schmidt, Ken Rossow, and Jason Weisbeck.

The Zoning Board held a retreat. No actions were taken.

The Chairman Mix adjourned the meeting at 7:50 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 February 26th, 2026 at Mobridge City Hall at 5:45 p.m. The purpose of the hearing is to discuss the conditional use request submitted by Family Worship Center at 1708 West Grand Crossing, Mobridge, SD, legal description is Lot C-7, Except the North 38' Thereof, in the East Half of NE Quarter of Section 24-124-80, West of the 5th Principal Meridian, Mobridge, South Dakota. The purpose of the conditional use is to place two shipping containers for storage in a Light Industrial District zoned area (I-1). Such conditional usage may be permitted only upon special hearing and permit. The Commission will meet after the hearing to address any additional matters.

Jacquelyn Rawstern
Zoning Officer



PAID

JAN 29 2026

City of Mobridge

Thank you! CK # 1046

PLANNING & ZONING COMMISSION
CONDITIONAL USE APPLICATION

Date of Application 1-26-26 Applicant's Name Family Worship Center
Mailing Address 1708 W Grand Crossing Mobridge SD 57601
Phone 605-845-3214 Email familyworship@westriv.com

1. Location Description.

Street Address 1708 W Grand Crossing Mobridge SD 57601

Legal Description Lot C-7, except th north 38' thereof, in the East Half of NE Quarter of section 24-124-80, west of the 5th Principal meridian

2. Nature of Conditional Use.

Renovation and storage unit placement on two concrete pads

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.

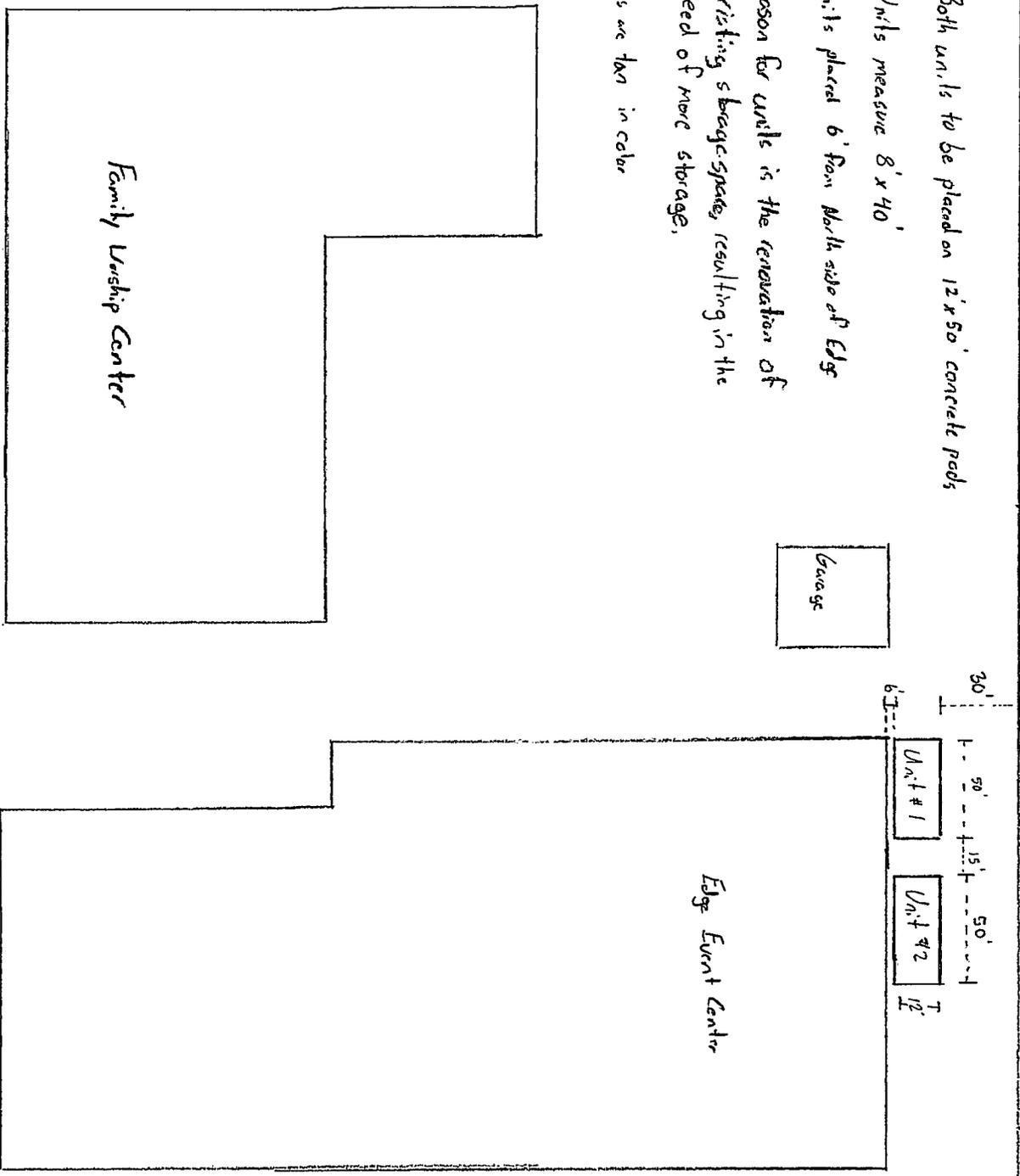
Date 1-26-26

[Signature]
Applicant
Chair person of
Elder Board
FWC.

Grand Crossing

Alley/Border

- Both units to be placed on 12' x 50' concrete pads
- Units measure 8' x 40'
- Units placed 6' from North side of Edge
- Reason for units is the renovation of existing storage spaces, resulting in the need of more storage.
- Units are tan in color



17th St. West

10th Avenue West

Family Worship Center

Conditional Use
2 shipping Containers for Storage
Mailing Area: 300'
Zoned: Light Industrial District I-1

Legend

-  Dollar General
-  Family Worship Center
-  Oahe Estates
-  The Klein Museum

