

City of Mobridge

114 1st Avenue East
Mobridge, SD 57601

605-845-3555

MINUTES

Mobridge City Planning & Zoning Commission
Thursday-May 14th, 2020
5:30 pm – Mobridge City Hall

Pursuant to due call and notice thereof, meeting of the Planning and Zoning Commission for the City of Mobridge S.D. was duly held in the City Hall on Thursday May 14th 2020 at 5:30 pm.

Chairperson Tom Singer Called meeting to order at 5:29 pm. Board members present were: Lillian Wientjes, Ken Rossow, Liz Ford and Tom Singer. Zoning Officer Jacquelyn Rawstern and City Administrator/Finance Officer Heather Beck.

Motion to approve October 16th, 2019 minutes was made by Lillian and second by Liz and carried.

New Business:

Public Hearing: The purpose of the hearing is to discuss the variance request submitted by Donn Dupper, located at 1204 Sunset Avenue; Lot 22 Block 2 Bell-Aire 2nd Addition, 2nd Subdivision to the City of Mobridge to request locating shed three feet from existing garage and three and half feet from north property line.

There was no public opposition from anyone via mail, telephone or in person.

Motion to approve variance made by Ken, second Liz and carried.

John Dady appealed the denial of building permit. Zoning Officer Jacquelyn denied John's building permit for the following reasons he wants to build a 40' x 8' metal shed around the storage container on his 521 4th Avenue West property and leaving the container there. His temporary building permit for the storage container expired April 16th, 2020 and the container is still on the property. His storage container is a nuisance and in violation of City Ordinance NO. 980. He was sent a letter to have his container removed from his property by May 23rd, 2020.

A motion to up hold the denial by Lillian and second by Ken and carried. The appeal was denied and John Dady was denied a building permit.

Zoning Officer Jacquelyn proposed rezoning Highway Commercial and General Commercial. Adding General Commercial permitted uses to the permitted uses of the Highway Commercial by Amending the Zoning Ordinance. Motion to move forward with zoning request made by Lillian and second by Ken. The Ordinance will move forward to the City Council for approval.


Re-Plat Discussion:

Re-Plat for property owner Frances Peterson needed to be reapproved. There was a notary error that accrued the last time it was approved by the Planning and Zoning board. Plat of Tract 1 Peterson Addition to Walworth County. Located in the SW1/4 SW1/4, Section 16, T124N, R79W, 5th P.M., Walworth County, South Dakota motion to approve by Liz and Second by Ken and carried.

A next board meeting was not scheduled.

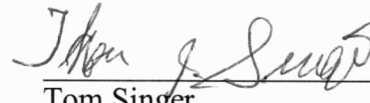
Having no further business a motion to Adjourn was requested by the Chairperson. Liz motion to adjourn and Lillian second, meeting adjourned at 5:56.

Submitted by:

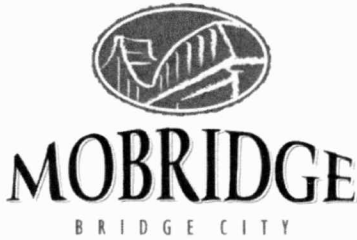


Jacquelyn Rawstern
Zoning Officer

Approved by:



Tom Singer
President – Planning & Zoning Commission



City of Mobridge

114 1st Avenue East
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MINUTES

Mobridge City Planning & Zoning Commission
Thursday-July 16th, 2020
5:30 pm – Mobridge City Hall

Pursuant to due call and notice thereof, meeting of the Planning and Zoning Commission for the City of Mobridge S.D. was duly held in the City Hall on Thursday July 16th 2020 at 5:30 pm.

Chairperson Tom Singer Called meeting to order at 5:30 pm. Board members present were: Lillian Wientjes, Ken Rossow, Liz Ford and Tom Singer. Zoning Officer Jacquelyn Rawstern and City Councilmen Randy Carlson.

Motion to approve May 14th, 2020 minutes was made by Lillian and second by Liz and carried.

New Business:

Public Hearing: The purpose of the hearing is to discuss the variance request submitted by Jon Tate Merchant located at 612 1st Ave East, N2 of Lot 8B & Lot 9 Block 44, Grand Crossing Addition to the City of Mobridge to requesting to build a garage three feet from the south property line.

There was no public opposition from anyone via mail, telephone or in person.

Motion to approve variance made by Ken, second Liz and carried.

Byron Utter Campground Proposal Discussion:

Zoning Officer Jacquelyn informed the board that Byron Utter proposed of building a 20 unit campground on his property on 1814 Fairlane, Mobridge. He is wanting to use five acres out of 26 acres that he owns. There will be 6 double stall garages with an asphalt pad on both sides with utility hookup on each side for a total of 12 spots with garages. Then there will be 8 spots that will have just the asphalt pad and utility hookups.

Zoning Officer also informed the board as of right now Mr. Utter property is zoned at R-1 (Low Density Residential District) and is out of city limits. He is connected to city water and sewer on the property. Mr. Utter said that he would be willing to be annexed into city limits so that the revenue that does come will help the city. The project falls under the Recreation Facilities, Limited Commercial which isn't allowed in R-1. He would have to rezone his property to Agricultural for this project to work. Then get a conditional use permit. The other option is rezoning only the five acres just off of 20th street to general commercial and he doesn't need a conditional use permit.

Oahe Estate (Pleasant Valley Property) Campsite Discussion:

Zoning Officer Jacquelyn discussed with the board that the Oahe Estates is operating a campsite on the northwest section of the property. As it is zoned as R-1 as of right now which doesn't permit the use of a campground. She has been in contract with the property managers Barb Robertson and Jordan Bennett to see if they have obtained a conditional use permit when the property was bought. The managers and she have done the search for a conditional use and there is nothing on file on either side. The property owner is looking into expanding the campground. The options that could be taken is either rezoning a section to either to Ag or to General Commercial then obtaining a conditional use permit for the campground. The Zoning Officer Jacquelyn asked the board for their thoughts of how we should handle this without having to shutting them down during their busy season. The response from the board was to grandfather the property in to have and operate the campground since has been in operation for so many years but has been under many different owners. The Zoning Office told the board that she will talk to the Administrator/ Finance Officer Heather Beck to see what is the next step on moving forward with the grandfathering that in.

Kim Ulmer Property Discussion:

Board Members asked Zoning Officer Jacquelyn what can be done with Kim Ulmer property on Airport Road. She responded that she will see what can be done and start moving forward with trying to get it cleaned up.

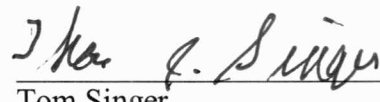
A next board meeting was not scheduled.

Having no further business a motion to Adjourn was requested by the Chairperson. Liz motion to adjourn and Lillian second, meeting adjourned at 5:55.

Submitted by:


Jacquelyn Rawstern
Zoning Officer

Approved by:


Tom Singer
President – Planning & Zoning Commission