

City of Mobridge

114 1st Avenue East
Mobridge, SD 57601
605-845-3555

MINUTES

Mobridge City Planning & Zoning Commission

Wednesday, February 9th, 2023

5:30pm – Mobridge City Hall

Meeting of the Planning and Zoning Commission for the City of Mobridge S.D. was duly held in the City Hall on Wednesday, February 9th, 2023 at 5:30 pm.

Chairman Liz Ford called meeting to order at 5:30 pm. Board members present were: Lillian Wientjes, Denise Centeno, Tom O'Connell, Ken Rossow and Zoning Officer Jacquelyn Rawstern. Chad Hintz, Christopher Peltier was absent. Guest Jack Shillingstad and Jay Shillingstad was also present.

Agenda: Motion to adopt the agenda was made O'Connell and second was made by Centeno and motion carried.

Minutes: Motion to approve December 8th, 2022 minutes was made by Wientjes and second by Rossow and motion carried.

Conditional Use Public Hearing:

Kyle Jensen: conditional use request for 1421 East Grand Crossing, Mobridge, SD. Legal Description: Lots 1 thru 12, Block 8, East Mobridge Addn. in NW4 29-124-79 Mobridge, Walworth County. The conditional use permit will be for two shipping containers placed in a Light Industrial District. They will be used for storage at this location.

Zoning Officer Rawstern said there was a one via call that was in favor, none by via email or letter from the public. Board members discussed about the placement of the two containers requested. The containers are being placed in an allowable area and is in compliance with the zoning ordinances. The board members said that there is plenty of room and that it shouldn't cause any problems with the flow of things on the property. Motion to approve the Conditional Use Permit for property owner Kyle Jensen was made by Wientjes, second by O'Connell and all in favor, motion carried.

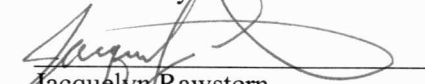
Additional Information:

Zoning Officer Rawstern gave the board additional information about Lane Rau's 203 7th Ave East property. The legal description of the property is Lot 17, except the North 40 Feet thereof, and all of Lot 18, Elkos Third Addition to the City of Mobridge, South Dakota to help them understand what is able to happen on the property since the rezoning request from R-3 Residential District to I-1 Industrial District was denied. The building was built in 1963 with an approved building permit from the city. Since then, the building has been a shop of some kind. Rau is okay with what he is doing now and isn't in any violation. The property and structure are known as non-conforming structure and use. There is zoning ordinances (7.02 and 7.03) that he will have to follow. Zoning Officer Rawstern told the board that any building permits that Rau submits for that property has to be approved by them and that she can't follow normal procedures as other building permits.


Zoning Officer Rawstern informed that there are two other zoning meetings scheduled. Wednesday, February 22nd on a Conditional Use Application and Thursday, March 2nd on an Appeal both will be at 5:30.

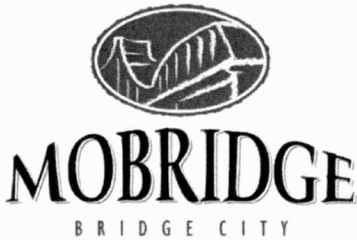
Having no further business, a motion to Adjourn was requested by the Chairman Ford. Wientjes made the motion to adjourn and Centeno second, meeting adjourned at 5:55 pm.

Submitted by:


Jacquelyn Rawstern
Zoning Officer

Approved by:


Elizabeth Ford
Chairman – Planning & Zoning Commission



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MINUTES

Mobridge City Planning & Zoning Commission

Thursday, March 2, 2023

5:30pm – Mobridge City Hall

Meeting of the Planning and Zoning Commission for the City of Mobridge S.D. was duly held in the City Hall on Thursday March 2nd, 2023 at 5:30 pm.

Chairman Liz Ford Called meeting to order at 5:32 pm. Board members present were: Lillian Wientjes, Denise Centeno Tom O'Connell, Ken Rossow, Christopher Peltier and Zoning Officer Jacquelyn Rawstern. Chad Hintz was absent. Guest Jack Shillingstad, Jay Shillingstad, Dean Ulmer, Mitch Voller, Gene Cox, Julia Gerlach was also present.

Agenda: Motion to adopt the agenda was made by Peltier and second by Rossow, motion carried.

Minutes: Motion to approve February 9th, 2023 minutes was made by O'Connell and second by Wientjes, motion carried.

Conditional Use Public Hearing:

Dean Ulmer: Conditional use request for 1402 Lake Front Road, Mobridge, SD. Legal Description: Tract 8 IN INDUSTRIAL PARK SUBD IN S2 & SW4SW4NW4 29-124-79 Mobridge, Walworth County. The purpose of the conditional use permit will be for placing 1 to 120 shipping containers in a Light Industrial District. They will be used for storage and to be sold from this location.

Ulmer explained to the board members his plans are to rent some out and to resale some of the containers from this location. The property is 2.67 acres 43,560 sq. ft. so he has enough space. On the property he has a building that is 40'x60' 2,400 sq. ft. Each container is 8'x20' with 120 containers the total square footage that he will be using will be only 19,200 sq. ft., so they will all fit on an acre of land. He explained his diagrams that he submitted to the board of the placement that he will be working with. The containers will be sitting along all four property lines. He said that he wouldn't bring them all in at once. It will be a little at a time. The road that goes by there is one of the main roads to the sale barn and he feels it would be a good place to advertise them for sale to farmers and ranchers.

The board members were able to ask questions. O'Connell asked if these were going to be all new or used, because he doesn't want to see junk ones down there. Ulmer's response was that there will be some new and some used. They will all have a new coat of paint on them so they won't look junky. Peltier's asked if he going to make changes to the property to make sure things were safe and that there weren't any hazards. Ulmer's response was he doesn't plan on making any changes until he needs to. With the tire business being there the inventory is always moving. The containers will be tight together and on leveled ground. Cox asked if he was going to have them for rent, sale and delivery retail business? Ulmer's response was, yes to all above. He explained that it takes a special truck to move these containers and that they will deliver them to the customers. The customers won't be able to move themselves.

Motion to approve the Conditional Use Permit for property owner Dean Ulmer was made by Peltier, second by Wientjes and in favor three to two, motion carried. O'Connell, Centeno were no votes and Ford abstained.

Appeal Public Hearing:

Jack Shillingstad: A request to review an appeal that has been submitted by Jack Shillingstad for the decision made by the Mobridge Zoning Officer. A building permit application submitted by Jack Shillingstad was denied for placing a mobile home located at 1507 ½ 4th Avenue East formally described as Lot 6E in Schmitz Subd. of tract 6 in resurvey of NE4 19-124-79. The reason for the denial is the mobile home doesn't conform to the permitted city zoning ordinance Appendix A; Modular Manufactured & Mobile Home Provisions and Standards.

Shillingstad explained to the board that the zoning officer Rawstern denied his building permit because of the Ordinance Under the Modular Manufactured & Mobile Home Provisions. The age of the mobile home cannot exceed ten years from manufactured date. She also informed me that there was no building permit on record at the city hall in 2018 for the mobile home to be on the property. When he submitted his building permit, he included in writing that the mobile home was manufactured in 2009 and was moved onto the property in April of 2018. At that time, it was nine years old and