

Mobridge City Planning & Zoning Commission
Wednesday, February 19, 2025

The Planning and Zoning Commission for the City of Mobridge S.D. was duly held in the City Hall on Wednesday, February 19, 2025, at 5:30 pm.

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

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

Election: Moved by Wientjes and second by Weisbeck to nominate Mix as Chairman, nominations to cease and cast a unanimous ballot. All members present voted aye, motion carried.

Moved by Mix and second by Wientjes to nominate Ford for Vice-Chair, nominations to cease and cast a unanimous ballot. All members present voted aye, motion carried.

Leah Schmidt entered the meeting at 5:33 pm.

Conditional Use:

Mike & Jessie Norder requested a conditional use permit to operate the following property: E. 81' of Lots 7 & 8, Block 24, Milw. Land Co.'s 1st Addn., aka 316 4th Street West, Mobridge, South Dakota, as a short-term lodging house aka Airbnb in a Medium Density Residential District zoned area (R-2). Norder's were present and addressed the board with more information about the property. A motion to approve a conditional use permit for property owners Mike and Jessie Norder was made by Mix, second by Centeno, all in favor, motion carried.

Dave Haefner requested conditional use permits to operate the following properties as a short-term lodging house aka Airbnbs. Haefner was present and addressed the board with more information about each property.

Lot 10, Block 37, Grand Crossing Addn., aka 514 5th Ave. West, Mobridge, South Dakota, in a Medium Density Residential District zoned area (R-2). A motion to approve a conditional use permit for property owner Haefner was made by Weisbeck, second by Wientjes, motion carried. Wientjes, Rossow, Mix, Weisbeck, and Schmidt voted yes; Ford and Centeno voted no.

Rossow left the meeting at 6:42 pm.

W. 60' of Lot 1, Block 25, Milw. Land Co.'s 1st Addn., aka 303 4th St. West, Mobridge, South Dakota, in a Medium Density Residential District zoned area (R-2). A motion to approve a conditional use permit for property owner Haefner was made by Wientjes, second by Schmidt, all in favor, motion carried.

Lot 9 & S. 15' of Lot 10, Block 56, Grand Crossing Addn., aka 706 3rd Ave. West, Mobridge, South Dakota, in a Medium Density Residential District zoned area (R-2). A motion to deny a conditional use permit for property owner Haefner was made by Weisbeck, second by Centeno, motion carried. Ford, Wientjes, Mix, Centeno and Weisbeck voted yes; Schmidt voted no.

S.18' of Lot 5C & All Lots 5D & 5E, Thompson's Outlots, aka 1201 1st Ave. West, Mobridge, South Dakota, in a Medium Density Residential District zoned area (R-2). A motion to approve a conditional use permit for property owner Haefner was made by Schmidt, second by Wientjes, all in favor, motion carried.

Lot 13 & S 2 1/2' of Lot 14, Block 12, Main Park, aka 810 1st Ave. East, Mobridge, South Dakota, in a Medium Density Residential District zoned area (R-2). A motion to approve a conditional use permit for property owner Haefner was made by Wientjes, second by Ford, all in favor, motion carried.

E.100' of Lot 6, Block 8, Original Plat, aka 201 2nd Ave. East, Mobridge, South Dakota, in a Medium Density Residential District zoned area (R-2). A motion to approve a conditional use permit for property owner Haefner was made by Ford, second by Schmidt, all in favor, motion carried.

Lot 4, Block 17, Milw. Land Co.'s 1st Addn., aka 209 3rd Ave. East, Mobridge, South Dakota, in a Medium Density Residential District zoned area (R-2). A motion to deny a conditional use permit for property owner Haefner was made by Weisbeck, second by Ford, all in favor, motion carried.

Lot 2, Block 17, Milw. Land Co.'s 1st Addn., aka 217 3rd Ave. East, Mobridge, South Dakota, in a Medium Density Residential District zoned area (R-2). A motion to deny a conditional use permit for property owner Haefner was made by Ford, second by Centeno, failed due to lack of majority. Ford, Mix and Centeno voted yes; Wientjes, Weisbeck and Schmidt voted no.

Lot 5, Block 18, Milw. Land Co.'s 1st Addn., aka 305 3rd Ave. East, Mobridge, South Dakota, in a Medium Density Residential District zoned area (R-2). A motion to approve a conditional use permit for property owner Haefner was made by Wientjes, second by Schmidt, all in favor, motion carried.

Lot 8, Block 28, Milw. Land Co.'s 2nd Addn., aka 306 3rd Ave. East, Mobridge, South Dakota, in a Medium Density Residential District zoned area (R-2). A motion to deny a conditional use permit for property owner Haefner was made by Weisbeck, second by Ford, motion carried. Ford, Wientjes, Mix, Centeno and Weisbeck voted yes; Schmidt voted no.

Lot 4, Block 18, Milw. Land Co.'s 1st Addn., aka 309 3rd Ave. East, Mobridge, South Dakota, in a Medium Density Residential District zoned area (R-2). A motion to approve a conditional use permit for property owner Haefner was made by Weisbeck, second by Schmidt, all in favor, motion carried.

Lot 11, Block 28, Milw. Land Co.'s 2nd Addn., aka 318 3rd Ave. East, Mobridge, South Dakota, in a Medium Density Residential District zoned area (R-2). A motion to approve a conditional use permit for property owner Haefner was made by Ford, second by Schmidt, failed due to lack of majority. Ford, Wientjes and Schmidt voted yes; Mix, Centeno and Weisbeck voted no.

Lot 13B, Block 61, Grand Crossing Addn., aka 619 3rd Ave. East, Mobridge, South Dakota, in a Medium Density Residential District zoned area (R-2). A motion to approve a conditional use

permit for property owner Haefner was made by Weisbeck, second by Schmidt, all in favor, motion carried.

Lot 6, Block 28, Milw. Land Co.'s 2nd Addn., aka 301 4th Ave. East, Mobridge, South Dakota, in a Medium Density Residential District zoned area (R-2). A motion to approve a conditional use permit for property owner Haefner was made by Weisbeck, second by Ford, all in favor, motion carried.

Lot 5, Block 28, Milw. Land Co.'s 2nd Addn., aka 307 4th Ave. East, Mobridge, South Dakota, in a Medium Density Residential District zoned area (R-2). A motion to approve a conditional use permit for property owner Haefner was made by Weisbeck, second by Wientjes, all in favor, motion carried.

Lot 2A, Block 30, Milw. Land Co.'s 2nd Addn., aka 413 2nd St. East, Mobridge, South Dakota, in a Medium Density Residential District zoned area (R-2). A motion to approve a conditional use permit for property owner Haefner was made by Schmidt, second by Ford, all in favor, motion carried.

Lot 4, Block 4, Eklo's 1st Addn., aka 115 5th Ave. East, Mobridge, South Dakota, in a Medium Density Residential District zoned area (R-2). A motion to deny a conditional use permit for property owner Haefner was made by Ford, second by Centeno, motion carried. Ford, Mix, Centeno and Weisbeck voted yes; Wientjes and Schmidt voted no.

Lot 4C, Block 5, Eklo's 1st Addn., aka 310 5th Ave. East, Mobridge, South Dakota, in a Medium Density Residential District zoned area (R-2). A motion to approve a conditional use permit for property owner Haefner was made by Wientjes, second by Schmidt, all in favor, motion carried.

S. 2' of Lot 1 & All of Lot 2, Block 2, Eklo's 1st Addn., aka 317 5th Ave. East, Mobridge, South Dakota, in a Medium Density Residential District zoned area (R-2). A motion to approve a conditional use permit for property owner Haefner was made by Weisbeck, second by Schmidt, all in favor, motion carried.

S. 39.8' of Lot 30 & W2 of Lot 29D, Eklo's 3rd Addn., aka 204 7th Ave. East, Mobridge, South Dakota, in a Medium Density Residential and Mobile Home District zoned area (R-3). A motion to approve a conditional use permit for property owner Haefner was made by Weisbeck, second by Ford, all in favor, motion carried.

N. 50' of Lot 3A, Eklo's 3rd Addn, aka 401 7th Ave. East, Mobridge, South Dakota, in a Medium Density Residential and Mobile Home District zoned area (R-3). A motion to approve a conditional use permit for property owner Haefner was made by Wientjes, second by Schmidt, motion carried. Wientjes, Mix, Centeno and Schmidt voted yes; Ford and Weisbeck voted no.

Lot 16, Block 2, Goodman's Q.H., aka 405 7th Ave. East, Mobridge, South Dakota, in a Medium Density Residential and Mobile Home District zoned area (R-3). A motion to approve a conditional use permit for property owner Haefner was made by Ford, second by Schmidt, all in favor, motion carried.

Lot 4, Block 15, Draeger's 1st Addn., aka 112 9th Ave. East, Mobridge, South Dakota, in a Medium Density Residential and Mobile Home District zoned area (R-3). A motion to approve a conditional use permit for property owner Haefner was made by Weisbeck, second by Schmidt, all in favor, motion carried.

Lot 6, Block 15, Draeger's 1st Addn., aka 118 9th Ave. East, Mobridge, South Dakota, in a Medium Density Residential and Mobile Home District zoned area (R-3). A motion to approve a conditional use permit for property owner Haefner was made by Weisbeck, second by Ford, all in favor motion carried.

Minutes: A motion to approve November 6, 2024 minutes was made by Schmidt and second by Ford, all in favor, motion carried.

With no further business to address, Chairman Mix requested a motion to adjourn. Ford made the motion, Mix second, the motion carried. The meeting adjourned at 7:40 pm.

Submitted by:

Jacquelyn Rawstern - Zoning Officer

Approved by:

Gregory Mix - Chairman – Planning & Zoning Commission

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

Mobridge City Planning & Zoning Commission
Tuesday, September 2, 2025

The Planning and Zoning Commission for the City of Mobridge S.D. was duly held in the City Hall on Tuesday, September 2, 2025, at 5:30 pm.

Chairman Greg Mix called the meeting to order at 5:38 pm. Board members present were: Lillian Wientjes, Denise Centeno, Ken Rossow, and Jason Weisbeck. Also, in attendance were Zoning Officer Jacquelyn Rawstern with the City of Mobridge, absent was Liz Ford and Leah Schmidt.

Agenda: A motion to adopt the agenda was made by Weisbeck and second by Wientjes, all in favor, motion carried.

Minutes: A motion to approve June 18, 2025 minutes was made by Wientjes and second by Weisbeck, all in favor, motion carried.

Conditional Use:

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

A motion to approve a conditional use permit for property owner Buche with the following conditionals set forth by the zoning and planning board that only one shipping container is allowed on the property at any given time, with the size restriction of 8'x20' and must be removed from the property by September 2, 2028 was made by Mix, second by Weisbeck, all in favor, motion carried.

Re-Plat:

Preston and Diane Droog: To re-plat 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.

Motion to approve the Re-Plat for property owners Preston and Diane Droog was made by Weisbeck, second by Rossow and all in favor, motion carried.

Ford entered meeting at 5:48 pm

Discussion:

Zoning Officer Rawstern scheduled a retreat on Tuesday, October 21, 2025, at 6 pm for the board members to go over zoning ordinances.

With no further business to address, Chairman Mix requested a motion to adjourn. Ford made the motion, Centeno second, the motion carried. The meeting adjourned at 6:02 pm.

Submitted by:

Approved by:

Jacquelyn Rawstern - Zoning Officer
Mobridge City Planning & Zoning Commission – Tuesday, September 2, 2025

Gregory Mix - Chairman – Planning & Zoning Commission

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