

**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 4<sup>th</sup> 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 5<sup>th</sup> 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 4<sup>th</sup> 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 3<sup>rd</sup> 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.

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S.18' of Lot 5C & All Lots 5D & 5E, Thompson's Outlots, aka 1201 1<sup>st</sup> 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 1<sup>st</sup> 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 2<sup>nd</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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 4<sup>th</sup> 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 4<sup>th</sup> 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 2<sup>nd</sup> 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 1<sup>st</sup> Addn., aka 115 5<sup>th</sup> 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 5<sup>th</sup> 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 5<sup>th</sup> 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 7<sup>th</sup> 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 7<sup>th</sup> 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 7<sup>th</sup> 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 9<sup>th</sup> 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 9<sup>th</sup> 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:

Approved by:

Jacquelyn Rawstern - Zoning Officer

Gregory Mix - Chairman – Planning & Zoning Commission