

# City of Mobridge

114 1<sup>st</sup> Avenue East  
Mobridge, SD 57601  
605-845-3555

## MINUTES

*Mobridge City Planning & Zoning Commission*  
Wednesday, January 3, 2018  
5:30 pm – Mobridge City Hall

Pursuant to due call and notice thereof, a meeting of the Planning and Zoning Commission for the City of Mobridge South Dakota was duly held in the City Hall on Wednesday, January 3, 2018 at 5:30 pm.

Members present were Tom Singer, Curtis Reichert, Liz Ford, Duane Martin, Zoning Officer Cynthia Rische. Meeting was called to order by Planning & Zoning Chairperson Tom Singer and roll call was taken. All members were present.

Motion to adopt the agenda made by Liz Ford, second by Duane Martin, all present voted in favor, motion carried.

Motion to approve the minutes from December 20, 2017 was made by Curt Reichert, second by Liz Ford, all present voted in favor, motion carried.

### **Replat Discussion:**

Replat for property owned by Dean Tisdall for property at 1601 E Grand Crossing, Legal Description is Lot 1 in the W1/2 SE1/4, Lot 9 in the W1/2 E1/2 SE1/4, and Lot 6,7,8 in the W1/2 E1/2 SE1/4 of Section 20-Township124N-Range 79W in the City of Mobridge. Donald is requesting to have three (3) larger lots than the smaller lots 1-9. Replat will have 3 lots instead of 9 lots. Discussion on to why for the Replat and Zoning Officer Rische advised that breaking it down into 3 larger lots will be easier to sell and the new configuration of the lots will be conformity to each other. This property was owned by his son Dean Tisdall who passed away, and there may come a time either to sell or expand. With the replat it will be easier to do either. A motion to approve the replat was made by Duane Martin, second by Liz Ford, all present voted in favor, motion carried.

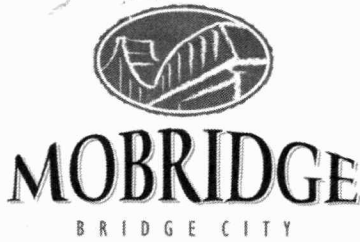
Curt Reichert made a motion to adjourn the Planning and Zoning meeting, second by Duane Martin, all present voted in favor, motion carried.

Submitted by:

\_\_\_\_\_  
Cindy Rische  
Zoning Officer

Approved by:

\_\_\_\_\_  
Tom Singer  
President – Planning & Zoning Chairman



# City of Mobridge

114 1<sup>st</sup> Avenue East  
Mobridge, SD 57601

## MINUTES

*Mobridge City Planning & Zoning Commission*  
Wednesday, January 24, 2018  
5:30 pm – Mobridge City Hall

Pursuant to due call and notice thereof, a meeting of the Planning and Zoning Commission for the City of Mobridge South Dakota was duly held in the City Hall on Wednesday, January 24, 2018 at 5:30 pm.

Members present were Tom Singer, Liz Ford, Duane Martin, Zoning Officer Cynthia Rische and Brandon Rookey (potential new board member). Meeting was called to order by Planning & Zoning Chairperson Tom Singer at 5:32 pm and roll call was taken. All board members were present except for Curtis Reichert.

Motion to adopt the agenda made by Liz Ford, second by Duane Martin, all present voted in favor, motion carried.

Motion to approve the minutes from January 3, 2018 was made by Duane Martin, second by Liz Ford, all present voted in favor, motion carried.

### **Replat Discussion:**

Replat for property owned by Larry Wimmer for property at Schriber Addition, Legal Description is Lot 12 of the Plat of Schriber's 2<sup>nd</sup> Addition, of the SW1/4 of Section 13, Township 124N, Range80W, 5<sup>th</sup> PM in Walworth County, South Dakota. Larry is requesting to split his Lot into two separate lots, which will be lot 12A and Lot 12B. Discussion on to why for the Replat and Zoning Officer Rische advised that Larry wants to split his lot into two separate lot as he will be building a home for his mom who he is moving out here from Oklahoma. In splitting Lot 12 into Lots 12A and 12B, Lot 12B will have a garage on it, however there will be a new principal building built on it by Spring 2018. Larry has filled out a building application and is awaiting approval. With Larry building a home on the lot with the garage, this will not be in violation of City Zoning Ordinance. A motion to approve the replat was made by Duane Martin, second by Liz Ford, all present voted in favor, motion carried.

Zoning Officer Cynthia Rische updated the Board on the Plans for the Rodeo Grounds. Zoning Officer Rische asked the board members to view the plans and to get back to her with any comments. Zoning Officer Rische advised the Board that the City was still looking at the street that runs in front of the Rodeo Grounds as it was never platted as street. This will impact the new façade of the Rodeo Grounds as they want to be 14 ft from the Street instead of 100, this will only be required if it is deemed a city street. There were other concerns from the water department i.e. size of water and sewer pipes and increase of fire hydrants.

Duane Martin made a motion to adjourn the Planning and Zoning meeting, second by Liz Ford, all present voted in favor, motion carried.

Submitted by:

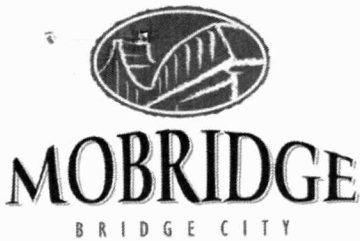
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Cindy Rische  
Zoning Officer

Approved by:

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Tom Singer  
President – Planning & Zoning Chairman



# City of Mobridge

114 1<sup>st</sup> Avenue East  
Mobridge, SD 57601

## MINUTES

*Mobridge City Planning & Zoning Commission*  
Tuesday, February 27, 2018  
5:30 pm – Mobridge City Hall

Pursuant to due call and notice thereof, a meeting of the Planning and Zoning Commission for the City of Mobridge South Dakota was duly held in the City Hall on Tuesday, February 27, 2018 at 5:30 pm.

Members present were Curtis Reichert, Tom Singer, Liz Ford, Duane Martin, Brandon Rookey and Zoning Officer Cynthia Rische. Meeting was called to order by Planning & Zoning Chairperson Tom Singer at 5:32 pm and roll call was taken.

Motion to adopt the agenda made by Duane Martin, second by Curtis Reichert, all present voted in favor, motion carried.

Motion to approve the minutes from January 3, 2018 was made by Liz Ford, second by Duane Martin, all present voted in favor, motion carried.

### **Public Hearing:**

Variance Application for Brad Jenson at 1116 9<sup>th</sup> Avenue West in Mobridge, SD, legally described as NWTs Co's 3<sup>rd</sup> Addition, Lots 11 & 12, Block 26. The purpose of the variance is to put a 6ft fence 3ft off of the rear lot line instead of 6ft. The fence would line up with the existing garage that is on this property. Brad stated that this will help the property to look more conformed than having it off set from the existing garage. Curt Reichert made a motion to approve the Variance Application, having the fence only 3ft off of the rear property lines instead of the required 6 ft, second by Duane Martin, all present voted in favor, motion carried. Zoning Officer Cynthia Rische advised she will write a letter to Brad Jensen advising of the approval of the variance for his fence.

### **Public Form:**

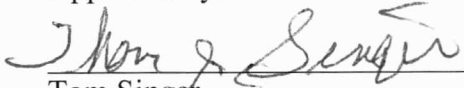
John Leff asked for permission to sell one of his lots that has a garage on it. John stated there are other properties that have just garages on them without a principal building. Zoning Officer Cynthia Rische advised that Board that under the current 2013 Zoning Ordinances in the Residential Districts, there had to be a principal building present, that lots could not just have garages on them. John stated that the new owner did plan on building a house. Zoning officer Rische recommended that either the garage be torn down before the closing of the property or that the new owner would have to have a signed document stating that he would build within a certain time frame. John stated that this is unfair as it is his property and if he disclosed this to the buyer, the buyer may back out. After much discussion, Duane Martin made a motion that a Conditional Use Application be filled out by the new buyer, stating that he would build in 2 years and if the new buyer did not build in that time frame, garage would have to be torn down, second by Liz Ford, all present voted in favor, motion carried. Duane Martin advised John Leff that he needed to disclose this to the buyer in order to be in compliance with zoning ordinances. John was not in favor of having to do this. Zoning Officer Rische advised that he has a right to appeal to the City Council on this matter. Zoning Officer Rische reiterated that the new owner would be in violation of the zoning ordinance if the recommendation of the Planning and Zoning Board was not disclosed at the time of the sale.

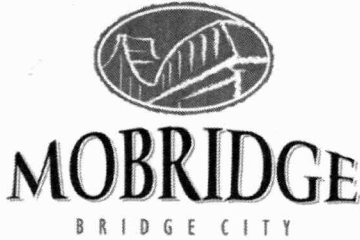
Curt Reichert made a motion to adjourn the Planning and Zoning meeting, second by Liz Ford, all present voted in favor, motion carried.

Submitted by:

\_\_\_\_\_  
Cindy Rische  
Zoning Officer

Approved by:

  
\_\_\_\_\_  
Tom Singer  
President – Planning & Zoning Chairman



# City of Mobridge

114 1<sup>st</sup> Avenue East  
Mobridge, SD 57601

## MINUTES

*Mobridge City Planning & Zoning Commission*  
Wednesday, April 25, 2018  
5:30 pm – Mobridge City Hall

Pursuant to due call and notice thereof, a meeting of the Planning and Zoning Commission for the City of Mobridge South Dakota was duly held in the City Hall on Wednesday, April 25, 2018 at 5:30 pm.

Members present were Curt Reichert, Tom Singer, Liz Ford, Duane Martin, Brandon Rookey and Zoning Officer Cynthia Rische. Those in attendance from the public were Kenny Jensen, Rylae Jensen, Kristi Rahlf, Debra Marcon, Don Hylton, Rachel Hoisington, LeAnn Bender, Clarice Bender, Violet Martin, Jean Blonigen, Dom Diniz, Doug DeLaroi, Heather DeLaroi, Lyle Walth and Capt. Tom Stickland.

Meeting was called to order by Planning & Zoning Chairperson Tom Singer at 5:35 pm and roll call was taken. All Planning and Zoning Commission Members were present.

Motion to adopt the agenda made by Curt Reichert, second by Duane Martin, all present voted in favor, motion carried.

Motion to accept the February 27, 2018 minutes made by Liz Ford, second by Brandon Rookey, all present voted in favor, motion carried.

### **Public Hearing:**

Variance Application for Don Hylton at 3018 10<sup>th</sup> Avenue West in Mobridge, SD, legally described as M165" of W150" of Lot 1A in 1<sup>st</sup> Subdivision of Govt and Lot 2 in NW4 of 18-124-79 in Walworth County, SD. The purpose of the variance is to build a new garage to be 15ft from the east and south property line instead of the required 40'. Don explained that with the new garage only being 15ft from the property line, does not interfere with the driveway to Lake Cabin Resort. Don explained that he does not have 40 ft from the property lines, as his existing house and garage are only 15ft from the south property line, and the new 32'x48' garage would line with the existing structures. There were no neighbors against the 15ft Variance from the East and South Property Lines. Duane Martin made a motion to approve the Variance Application, having the garage only 15ft from the East and South property lines instead of the required 40', second by Brandon Rookey, all present voted in favor, motion carried.

Conditional Use Application for Kyle Jensen at 622 W Grand Crossing in Mobridge, SD, legally described as Lots 7 & 8, Block 36, Grand Crossing Addition. The purpose of the Conditional Use is to use build a new car wash with the entrance using the alley and the exit would be on 5<sup>th</sup> Avenue West. Kenny Jensen was present to answer questions pertaining to the Conditional Use Application. Kenny explained that the building will larger to accommodate larger vehicles. The size of the building will be 56.8' x 44.4' with 12.6 sidewalls. Zoning Officer Rische advised that she had spoken to Kyle on the matter of the use of the alley, and it was determined that it was safer for vehicles to turn in from W Grand Crossing to the alley then using the alley onto W Grand Crossing as an exit. Zoning Officer

Rische advised that Kyle understood that if traffic bottled necked or using the alley became a problem then he would use the northside of the building with entrance off of 5<sup>th</sup> Avenue. Violet Martin was concerned about the noise level late at night, Kenny reassured her that the car wash would be turned off at 9:00 pm, just like they do for the smaller carwash. A motion was made by Kurt Reichert to allow the new car wash and have the alley as the entrance and the exit would be 5<sup>th</sup> Avenue West, second by Brandon Rookey, all present voted in favor, motion carried.

Condition Use Application for Kristi Rahlf at 1315 10<sup>th</sup> Avenue East in Mobridge, SD, legally described as Goodman's Quality Hill, Lot 3 & E1/2 of Lot 4, Block 2. The purpose of the Conditional Use Application is to place 2 governors' home on the lot next to her residence and use it for daycare. Kristi Rahlf advised that Lyle Walth would sell her the lot next to her residence where she would like to open up a daycare business. Kristi stated that she will be state certified and will be getting 2 governors' homes which will be used for the daycare business. Kristi stated that she had spoken to all of her neighbors and none had any objections. Doug and Heather DeLaroi had concerns as this residential area is under a conveyance and it states that there cannot be a Commercial Business on any of the lots. Doug stated that he wanted to start a business and he was told by Lyle Walth who owns the property and set up the conveyances that he could not. After much discussion Duane Martin made a motion to table the Conditional Use Application for 2 weeks and to have Kristi talk to her neighbors in regards in changing the conveyances to allow commercial businesses, and that there would have to be 100% agreement to change this part of the conveyances, seconded by Brandon Rookey, all present voted in favor with Curt Reichert abstain as he owns property out there, motion carried.

Conditional Use Application for Alan Nelson at 803 4<sup>th</sup> Avenue West in Mobridge, SD, legally described as NWTS 1<sup>st</sup> Addition, Lot 5 & N52' of Lot 6, Block 13. The purpose of the Conditional Use is to allow a new 18'x20' garage to the rear of the property as this property has 5 exiting garages and is over the 50% coverage which is stipulated in the Mobridge Zoning Ordinances. Zoning Officer Rische explained that the address of Nelson's residence is 804 4<sup>th</sup> Avenue West; however, the front door to the residence is on 8<sup>th</sup> Street. Zoning Officer Rische stated that she spoke to Alan and advised him of the 50 % zoning ordinance and that he will have to come into compliance. In order to come into compliance is that when one of the existing storage units become unusable they cannot be replaced. There was discussion on if Alan built the garage on the side of the house or change his address. A motion was made by Duane Martin table the conditional use application for Alan Nelson and for Zoning Officer Rische go back and speak to him. Duane Martin stated to see if Alan would consider building his garage on the side of the house and or change his address. Motion was seconded by Curt Riechert, all present voted in favor to table the Conditional Use Application and have Zoning Officer Rische speak to Alan on this matter.

A Conditional Use Application for Gordy Hoisington at 212 2<sup>nd</sup> Avenue East in Mobridge, SD, legally described as Milwaukee Land Company's 1<sup>st</sup> Addition, Lot 8, Block 17. The purpose of the Conditional Use is to allow a home-based business out of his garage instead of his home. Zoning Officer Rische stated that according to Mobridge City Zoning Ordinance a home business is only allowed out of the home but due to Gordy's disability, and his career field, that is not possible to do Machinery Manufacturing in the home. After some discussion about deliveries, parking and hours, Duane Martin made a motion to approve the conditional use permit, second by Brandon Rookey, all present voted in favor, motion carried.

### **PUBLIC FORM**

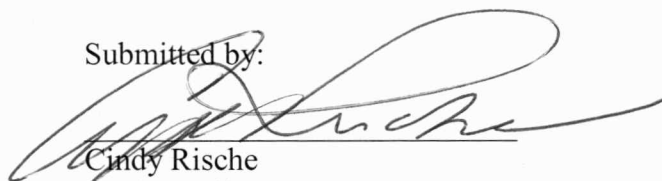
Dominick Dinz asked the Planning and Zoning Commission questions about fence height for his front yard, he wanted it 6 ft in the front and did not want to do a variance as it was his property. Planning and Zoning commission advised Dominick that they could not allow him to have a 6 ft fence without a Variance Application.

Zoning Officer Rische updated the Planning and Zoning Commission on the new zoning definitions pertaining to Auto Repair, Tow Business, and Impound Yards.



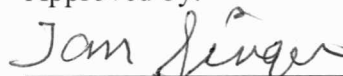
A motion to adjourn the meeting was made by Duane Martin, second by Liz Ford, all those present voted in favor, motion carried.

Submitted by:



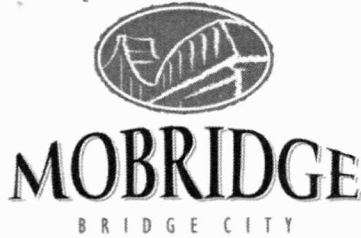
Cindy Rische  
Zoning Officer

Approved by:



Tom Singer  
President – Planning & Zoning Chairman





# City of Mobridge

114 1<sup>st</sup> Avenue East  
Mobridge, SD 57601

## MINUTES

*Mobridge City Planning & Zoning Commission*  
Wednesday, June 6, 2018  
5:30 pm – Mobridge City Hall

Pursuant to due call and notice thereof, a meeting of the Planning and Zoning Commission for the City of Mobridge South Dakota was duly held in the City Hall on Wednesday, June 6 at 5:30 pm.

Members present were Tom Singer, Curtis Reichert, Duane Martin, Brandon Rookey, and Zoning Officer Cynthia Rische. Meeting was called to order by Planning & Zoning Chairperson Tom Singer at 5:30 pm and roll call was taken. All board members were present except for Liz Ford.

Motion to adopt the agenda made by Curt Reichert, second by Duane Martin, all present voted in favor, motion carried.

### **Old Business**

Conditional Use for Kristi Rahlf for a daycare business on a lot on East Grand Crossing next to Stan Silvernagel rental house. Kristi asked if she would be required to put in curb, gutter and sidewalk on the 7<sup>th</sup> Avenue side and Zoning Officer Rische advised yes, she would be. Zoning Officer Rische stated that she had 6 months after the completion of the building to have this completed and could ask for an extension. Zoning Officer Rische only concern was vehicles using the Grand Crossing Driveway instead of turning in on 7<sup>th</sup> and then into the daycare. Kristi stated that there are other businesses on Grand Crossing that have a driveway turning in from the Highway. Kristi advised she plans on having a driveway in front that the parents can pull in and drive out. Captain Strickland stated that he does not see a problem with this as there has been no accidents in that area even with the hill. A motion to approve the daycare business was made by Duane Martin, second by Brandon Rookey, all present voted in favor, motion carried.

### **New Business**

- a) Zoning Officer Rische advised the Planning and Zoning Commission members that the new owner of the property at RR Street/ 4<sup>th</sup> Avenue wants to build a pole barn style house with a 2-stall garage, the dimensions would be 40x40. Zoning Officer Rische advised that with the required setbacks there is not enough room and that she advised the new owner of this, and that he would be required to a variance. Duane Martin stated that he thought that the lots that are 50ft could only put manufactured homes on them, and with or without a basement. Zoning Officer Rische will check the zoning ordinances to see how it reads for lots that are 50ft or less.
- b) Zoning Officer Rische advised the property at 5<sup>th</sup> Avenue East and Grand Crossing may be going on the market for back taxes, and Don Hines is inquiring if this property could have portable storage units there. Zoning Officer Rische advised Don that this property is zoned General Commercial and this type of business would be allowed. Zoning Officer Rische advised that

there is two lots and one have a house, not sure what the size of each lot is, or where the property lines are, this would have to be figured out if the property is sold for back taxes.

- c) Zoning Officer Rische advised that at 222 3<sup>rd</sup> Avenue East, the fence that was approve in March 2015 may not be on the property line, as it is against the sidewalk and this is causing a problem due to the new owners have dogs that act aggressively when someone walks by. Zoning Officer Rische stated she has talked to the owners and the fence was there when they purchased the property. Working with the owners to secure the fence better and the side gate so the dogs cannot stick their heads through when someone walks by, if this does not work, may have to see where property line is and have fence moved away from sidewalk.
- d) Planning and Zoning Member Duane Martin asked about the sidewalk ordinance which requires home owners to build sidewalk, curb and gutter when a new structure is built or moved onto the property. Recommends that this be changed if the street is not paved. Zoning Officer Rische advised it would be passed onto the City Attorney to look at but believes the City Council wanted this ordinance to be conformity in the city , paved or not.

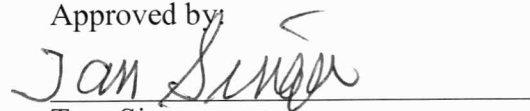
Curt Reichert made a motion to adjourn the Planning and Zoning meeting, second by Brandon Rookey, all present voted in favor, motion carried.

Submitted by:

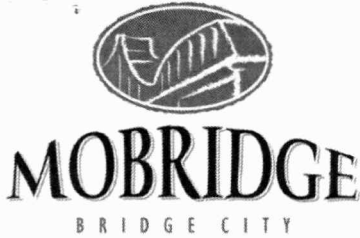


Cindy Rische  
Zoning Officer

Approved by:



Tom Singer  
President – Planning & Zoning Chairman



# City of Mobridge

114 1<sup>st</sup> Avenue East  
Mobridge, SD 57601

## MINUTES

*Mobridge City Planning & Zoning Commission*  
Wednesday, August 22, 2018  
5:30 pm – Mobridge City Hall

Pursuant to due call and notice thereof, a meeting of the Planning and Zoning Commission for the City of Mobridge South Dakota was duly held in the City Hall on Wednesday, August 22, 2018 at 5:30 pm.

Members present were Tom Singer, Liz Ford, Duane Martin, Brandon Rookey and Zoning Officer Cynthia Rische. Those in attendance from the public were Robert Faulkner.

Meeting was called to order by Planning & Zoning Chairperson Tom Singer at 5:30 pm and roll call was taken. All Planning and Zoning Commission Members were present.

Motion to adopt the agenda made by Liz Ford, second by Duane Martin, all present voted in favor, motion carried.

### **Old Business**

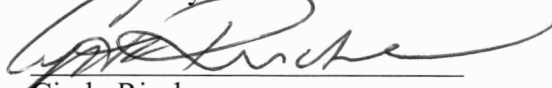
Zoning Officer Rische updated the Commission on the new daycare on East Grand Crossing. Zoning Officer Rische advised she spoke to Kristi Rahlf and the plan is to have the daycare open up by November if the Governors Daycare Home is ready.

### **Public Hearing:**

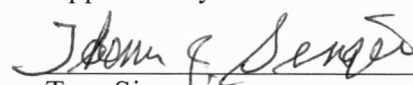
Variance Application for St Joseph Church (residence) at 310 6<sup>th</sup> Street West in Mobridge, SD, legally described as Grand Crossing Addition, Lots 5B and 6, Block 47. The purpose of the variance is to have a 6-foot fence in the front of the residence. This would increase the privacy and tie into the rest of the fence that will be 6foot tall. Robert Faulkner advised that this would allow Father to be in his yard and have more privacy from those who drove by on the Street. Zoning Officer Rische advised having the 6 foot in the front does not cause any blind spots. A motion was made by Duane Martin, second by Brandon Rookey, all present voted in favor, motion carried.

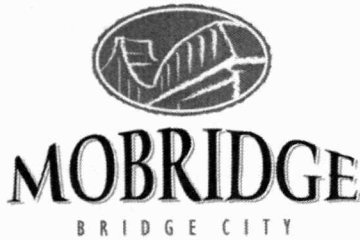
A motion to adjourn the meeting was made by Duane Martin, second by Liz Ford, all those present voted in favor, motion carried.

Submitted by:

  
Cindy Rische  
Zoning Officer

Approved by:

  
Tom Singer  
President – Planning & Zoning Chairman



# City of Mobridge

114 1<sup>st</sup> Avenue East  
Mobridge, SD 57601

## MINUTES

*Mobridge City Planning & Zoning Commission*  
Wednesday, September 26, 2018  
5:30 pm – Mobridge City Hall

Pursuant to due call and notice thereof, a meeting of the Planning and Zoning Commission for the City of Mobridge South Dakota was duly held in the City Hall on Wednesday, September 26, 2018 at 5:30 pm.

Members present were Tom Singer, Liz Ford, Duane Martin, Brandon Rookey and Zoning Officer Cynthia Rische. Meeting was called to order by Planning & Zoning Chairperson Tom Singer at 5:35 pm and roll call was taken.

Motion to adopt the agenda made by Liz Ford, second by Brandon Rookey, all present voted in favor, motion carried.

Motion to accept Curt Reichert's resignation made by Duane Martin, second by Liz Ford, all present voted in favor, motion carried

### **Public Hearing:**

Variance Application for Adam Hayes at 1309 Parklane Avenue in Mobridge, SD, legally described as N40' of Lot 6 and all of Lot 7, Block 5 in Bel Aire 2<sup>nd</sup> Addition, 1<sup>st</sup> Subdivision. The purpose of the variance is to build a new garage 2ft off of the side lot line instead of 10ft. The new garage be built on the south side of the house and will line up with the front of the house, leaving a 25ft frontage, which will be concreted for a driveway. Adam stated that he spoke to his neighbor to the south and there is no problem with the garage being that close to his long driveway. Adam stated that in the winter there is usually a snow bank that across the street and with having a garage there will help to eliminate this Adam stated that the garage will actually help with blocking the snow. Chairperson Tom Singer asked Code Enforcement Officer Rische if anyone had objections to this variance, and she advised no Brandon Rookey made a motion to approve the Variance Application, having the fence only 2ft off of the side property lines instead of the required 10 ft, second by Liz Ford, Brandon Rookey, Liz Ford voted in favor, Duane Martin voted against the motion due to he believed that 2 ft was too close to a driveway, motion carried.

Conditional Use Application for Jeremy Coon at 203 4<sup>th</sup> Avenue West in Mobridge, SD, legally described as Grand Crossing Outlots, Outlots A. The purpose of the Conditional Use is to use this property as a part-time residence and a lodge during fish tournaments and or hunting season. Jeremy advised that he lives in Wosely, SD, but Dawn Konold would be the one that would be managing the lodge for him when he is not here. Code Enforcement Officer asked if the triangle property to the west of the garage was part of the property. Jeremy advised that it belongs to the City and he was advised that he could use that to park on. Jeremy stated that he has two streets, Rail Road Street and 1<sup>st</sup> Street West that guest could also park on if needed the over flowed, there is also driveways for parking as well. Code Enforcement Officer Rische recommended that parking not be allowed on Rail Road Street as it was a designated truck route for the sale barn for cattle trucks coming in from the West.

Code Enforcement Officer Rische stated that with the 4 driveways, the triangle property and 1<sup>st</sup> Street that this should be ample parking. Jeremy agreed. A motion was made by Duane Martin, second by Brandon Rookey, all present voted in favor, motion carried.

Rezoning Petition for Taylor Oster at 510 6<sup>th</sup> Avenue East in Mobridge, SD, legally described as Fairview Addition, Lot 14 & Lot 15, Block 26. The purpose of the Rezoning Petition is to rezone this property from General Commercial to Highway Commercial in order to have a Used Car Dealership along with a Pawn shop at 510 6<sup>th</sup> Avenue East. Taylor advised that the exiting building was an apartment complex with 4 apartments. Taylor stated that there will be two remodeled apartments on the 2nd floor and the Pawn Shop/ Car Dealership Office on the Main Floor. A motion was made by Brandon Rookey, second by Liz Ford, all present voted in favor, motion carried. Taylor advised the Planning and Zoning Commission that he has the structure up for a new sign, as when he applied for a building permit, he advised that it was issued under General Commercial and now with the rezoning of the property the set backs are different. Taylor advised that his sign is in line with Hammer Honda and Eastside Motel signs. Taylor stated he will make sure there is no blind spot at this intersection at any time. Taylor asked if he would have to remove the structure for the sign or could it be grandfathered in. A motion was made by Brandon Rookey to allow the sign structure to remain by the sidewalk which is in line with the other business signs, second by Liz, all present voted in favor, motion carried.


Replat of property owned by Michelle Harrison at 20<sup>th</sup> Avenue, legally described as Plate of Tract 1, Arrow Addition to Walworth County located in the W1/2 SE1/4, Section 18, T124N, R79E, 5<sup>th</sup> PM in Walworth County. The purpose of this replat is to be able to build a new house, as the bank now require smaller acreage in order to get financing. Michelle will contact Brooks Johns for an address for the house. A building permit application has been filled out and waiting for approval. A motion was made by Brandon Rookey to approve the replat of the property, second by Liz Ford, all present voted in favor, motion carried.

Duane Martin made a motion to adjourn the Planning and Zoning meeting, second by Liz Ford, all present voted in favor, motion carried.

Zoning Officer Rische advised that for the October 17<sup>th</sup> meeting, there would be a Variance, Rezoning of Agriculture Property and a Replat.

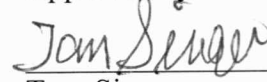
A motion to adjourn the meeting was made by Duane Martin, second by Liz Ford, all those present voted in favor, motion carried.

Submitted by:

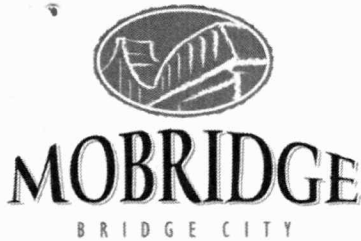


Cindy Rische  
Zoning Officer

Approved by:



Tom Singer  
President – Planning & Zoning Chairman



# City of Mobridge

114 1<sup>st</sup> Avenue East  
Mobridge, SD 57601

## MINUTES

*Mobridge City Planning & Zoning Commission*  
Wednesday, October 17, 2018  
5:30 pm – Mobridge City Hall

Pursuant to due call and notice thereof, a meeting of the Planning and Zoning Commission for the City of Mobridge South Dakota was duly held in the City Hall on Wednesday, October 17, 2018 at 5:30 pm.

Members present were Tom Singer, Duane Martin, Brandon Rookey and Zoning Officer Cynthia Rische. Those in attendance from the public were Mike Bezenek

Meeting was called to order by Planning & Zoning Chairperson Tom Singer at 5:33 pm and roll call was taken. All Planning and Zoning Commission Members were present, except Liz Ford.

Motion to adopt the agenda made by Brandon Rookey, second by Duane Martin, all present voted in favor, motion carried.

### **Public Hearing:**

Variance Application for Kyle Jensen at 602 West Grand Crossing in Mobridge, SD, legally described as Grand Crossing Addition, Lots 4,5, & 6, Block 36. The purpose of the variance is to build storage units 15ft off the property line instead of the required 25. Per City Ordinance 12.04 (2B) Commercial lot lines adjoining to a Residential District that the side or rear yard shall not be less than 25ft. Zoning Officer Rische advised that Todd Wientjes who lives next door is not in favor of having storage units that close to his property line. Duane Martin made a motion to deny the Variance Application due to the Zone Ordinance 12.04 has it set at 25ft which is close enough to a house. The other part of the motion was that if the two parties Kyle Jensen and Todd Wientjes could reach a compromise on the setback from the side property line, the variance would be looked at again. Motion was made by Duane Martin, second by Brandon Rookey, all present voted in favor to DENY the Variance Application and that both parties must agree before the Variance Application would be revised, motion carried. Zoning Officer Rische will contact both parties and let them know what the Commission has decided.


Rezoning Petition for Michael Bezenek on 132<sup>nd</sup> Street in Mobridge, SD, legally described as W1/2NE, ¼ Section, T124N, R80W, 5<sup>th</sup> PM from Agriculture to Residential District (R-1) as per Mobridge City Ordinance Agriculture District must have a minimum of 5 acres. The property will be re-platted for a ¼ acre for this residence. Michael Bezenek was present and advised that there is a mobile home and garage on the property now, he purchased the mobile home from Teresa Scherr. Michael Bezenek advised that he wanted a small acre of land to go with the mobile home and garage he built but did not need 5 acres. Zoning Officer Rische advised Michael Bezenek that the reason for rezoning was to be in compliance with the Mobridge Zoning Ordinances as the City of Mobridge has a 3- mile jurisdiction even though he is in the county. Zoning Officer Rische stated that there are other residences out there but they will not be rezoned to residential unless they request and or there are other changes out there. A motion was made by Duane Martin to rezone the ¼ acre of Agriculture land to Residential (R-1), second by Brandon Rookey, all present voted in favor, motion carried.



Replat for Teresa Scherr for property sold to Michael Bezenek on 132<sup>nd</sup> Street in Mobridge, SD, legally described as W1/2NE, ¼ Section, T124N, R80W, 5<sup>th</sup> PM. An ¼ acres of agriculture land will be replatted to Michael Bezenek who owns the mobile home and garage. A motion was made by Brandon Rookey to accept the Replat, second by Duane Martin, all those present voted in favor, motion carried.

A motion to adjourn the meeting was made by Duane Martin, second by Brandon Rookey, all those present voted in favor, motion carried.

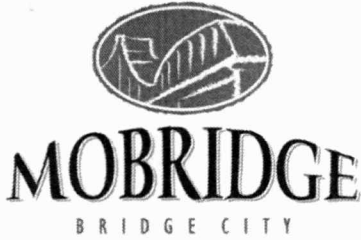
Submitted by:

  
Cindy Rische  
Zoning Officer

Approved by:

  
Tom Singer  
President – Planning & Zoning Chairman





# City of Mobridge

114 1<sup>st</sup> Avenue East  
Mobridge, SD 57601

## MINUTES

*Mobridge City Planning & Zoning Commission*  
Wednesday, November 28, 2018  
5:30 pm – Mobridge City Hall

Pursuant to due call and notice thereof, a meeting of the Planning and Zoning Commission for the City of Mobridge South Dakota was duly held in the City Hall on Wednesday, October 17, 2018 at 5:30 pm.

Members present were Tom Singer, Duane Martin, Liz Ford and Zoning Officer Cynthia Rische. Those in attendance from the public was John Villbrandt.

Meeting was called to order by Planning & Zoning Chairperson Tom Singer at 5:35 pm and roll call was taken. All Planning and Zoning Commission Members were present, except Brandon Rookey.

Motion to adopt the agenda made by Liz Ford, second by Duane Martin, all present voted in favor, motion carried.

Motion to adopt the minutes from April, May, June, August, September and October made by Duane Martin, second by Liz Ford, all present voted in favor, motion carried.

### **Public Hearing:**

Conditional Use Application for Carrie Goetz at 121 1<sup>st</sup> Avenue West in Mobridge, SD, legally described as Main Park, Lot 3, Block 24. The purpose of the conditional use application is to have day care out of her home. Zoning Officer Rische advised that Carrie Goetz plans on having only 5-8 kids for daycare due to the fact she has 3 kids of her own plus the house is small. The back yard is fenced in and there is ample parking on the street and she is only running the day care till 5:00 pm, M-F. A motion was made by Liz Ford, second by Duane Martin, all present voted in favor, motion carried.

Conditional Use Application for John Villbrandt at 605 7<sup>th</sup> Avenue West in Mobridge SD, legally described as NWTCO's 3<sup>rd</sup> Addition, Lot 8 (except N32' of W1/2) and all of Lot 7, Block 6. Zoning Officer Rische advised that the reason John is here for a conditional use is per Mobridge City Ordinance 18.02 defines Home Occupations to be out of the home and not out of the accessory garages. The garage is not connected to the home and only 14' x20' will be used for John's Wooden Sign business. John stated that none of his neighbors have a problem with this, and he would not be out in the shop at all hours of the day. John stated that he takes the orders and picks up the wood himself, and when the sign is done, he contacts the customer and they stop by. John stated that there will not be any deliveries, or selling out of the garage. A motion was made by Duane Martin to allow a Wood Sign business out of the garage, second by Liz Ford, all present voted in favor, motion carried.

**Discussion:**

Code Enforcement Officer Rische discussed Nick Schafer wanting to rezone from Residential District (R-3) to Heavy Industrial for refinancing purposes, none of the members present were in favor due to there is limited residential property in this area and the impact it may have on other residential neighbors.

Code Enforcement Officer discussed a building permit issue for Scott Ulmer who is in the County. Code Enforcement Officer advised that his garage was built in 2015, without a principal building which is in violation of the 2013 Agriculture District Code. Code Enforcement Officer Rische advised that Scott would like to add on another 40' to the rear of the exiting garage for his farm machinery. Code Enforcement Officer Rische advised that Scott does plan to build a house and or move into his mom's house in the future, but did not have a timeline for this.

A motion to adjourn the meeting was made by Duane Martin, second by Liz Ford, all those present voted in favor, motion carried.

Submitted by:

Approved by:

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Cindy Rische  
Zoning Officer

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Tom Singer  
President – Planning & Zoning Chairman