

The Morton County Planning & Zoning Commission
Agenda for February 28, 2024

Planning and Zoning meeting beginning at 5:30pm, located in the Morton County Commission room in the County Courthouse, 210 2nd Ave. NW, Mandan, ND. This meeting will also be available via the Go To Meeting platform via <https://www.gotomeet.me/MortonCounty/morton-county-planning--zoning-meeting> or dial +1 (646) 749-3122 and use access code: 242-435-693.

Call to Order
Pledge of Allegiance
Roll Call
Approval of Agenda
Approval of Minutes from the January 24, 2024 meeting

1. **Public Hearing:** request from Jean Bechhold for the final plat of a subdivision known as Bechhold Subdivision and a zoning map amendment from Agricultural to Limited Industrial and Estate Districts on 30 acres in the NW $\frac{1}{4}$ of Section 8, Township 139N, Range 87W, Morton County.
2. **Public Hearing:** request from WW Ranch LLP for the final plat of a long-form subdivision known as Harmon Village 23rd and a zoning map amendment from Agricultural to Residential on 19.95 acres in the W $\frac{1}{2}$ of Section 12, Township 140N, Range 82W, Morton County.
3. **Public Hearing:** request from Lionel, Ann, Matt & Lakin Doll for the final plat of a short-form subdivision known as Tree Row Subdivision and a zoning map amendment from Agricultural to Residential on 5 acres in the SE $\frac{1}{4}$ of Section 7, Township 140N, Range 85W, Morton County.
4. **Public Hearing:** request from Amber Kottre, Irene Geck, Stacey Geck, and Tamara Kroh, for the final plat of a short-form subdivision known as Micals Subdivision and a zoning map amendment from Agricultural to Residential on 14.28 acres in the NE $\frac{1}{4}$ of Section 32, Township 139N, Range 87W, Morton County.
5. **Public Hearing:** request from Lee Rebenitsch for the final plat of a short-form subdivision known as Rebenitsch Subdivision and a zoning map amendment from Agricultural to Residential on 1.83 acres in the SE $\frac{1}{4}$ of Section 26, Township 136N, Range 81W, Morton County.
6. **Public Hearing:** request from Bradley and Beth Allen for the final plat of a short-form subdivision known as Olsen Subdivision and a zoning map amendment from both Agricultural and Residential to the other, on 160.97 acres in the S $\frac{1}{2}$ of Section 10, Township 137N, Range 82W, Morton County.
7. **Public Hearing:** request from Hehr Revocable Living Trust and Trevor & Danielle Fleck for the final plat of a short-form subdivision known as Entzels Acres 11th Subdivision Replat on 12.25 acres in the NW $\frac{1}{4}$ of Section 33, Township 140N, Range 81W, Morton County.
8. **Public Hearing:** request from Blaine and Lisa Zachmeier for a zoning map amendment from Industrial to Agricultural on 17.75 acres in the SW $\frac{1}{4}$ of Section 3, Township 139N, Range 81W, Morton County.
9. **Public Hearing:** request from Dave & Joy Fischer for a variance to construct a garage addition on approximately 0.8 acres on Lot 2, Block 2 Schlosser's 4th Subdivision, N $\frac{1}{2}$ Section 33, Township 140N, Range 81W, Morton County.
10. **Public Hearing:** request from Fabian Fitterer and Retract LLC for a special use permit to construct a direct air capture facility on 161.9 acres in NW $\frac{1}{4}$ Section 2, Township 139, Range 87W, Morton County.

ISSUES MAY BE ADDED OR DELETED BY MEETING DAY

Summary of County Commission official actions since last Planning & Zoning Commission meeting.

Name	Action	Type	Location
Ingalls Subdivision	Approve	Short-form and zone change	SE ¹ / ₄ of Section 15, Township 139N, Range 82W
Riverfront Estates	Approve	Long-form and zone change	W ¹ / ₂ of Section 30, Township 138N, Range 80W