

THE MORTON COUNTY PLANNING AND ZONING COMMISSION MINUTES

Chairman Jockers called the Morton County Planning and Zoning Commission meeting to order at 5:30 P.M. June 24, 2021, in the Morton County Commission Room, 210 2nd Ave NW, Mandan, North Dakota. Commissioners present were Zachmeier, Buckley, Saxowsky, Wald, Kist, Rohr and Laber also present were County Planner Natalie Pierce and Deputy Auditor Eckroth. Absent Braun.

Buckley moved and Laber seconded to approve the agenda w/addition of televised P&Z meetings. All voting aye, motion carried.

Kist moved and Laber seconded to approve the minutes of May 27, 2021. All voting aye, motion carried.

Chairman Jockers opened the Public Hearing – request from Timothy and Krystal Keidel for a short-form subdivision known as Jared Subdivision and a zoning map amendment from Agricultural (A) to Residential (R) District on 5.01 acres in the SE ¼ of Section 23, Township 138N, Range 81W, Morton County.

Laber moved and Kist seconded to recommend approval of the final plat of the short-form subdivision known as Jared Subdivision and a zoning map amendment from Agricultural (A) to Residential (R) District, as the subdivision conforms to the regulations established in Article 7 of the Morton County Land Use Code, is compatible with surrounding land uses, and is not in violation of Policy 1.1.2(g) of the Morton County Comprehensive Plan. All voting aye, motion carried.

Chairman Jockers opened the Public Hearing – request from Belinda Belohlavek for a preliminary plat of a long-form subdivision known as Heart Bea Subdivision and zoning map amendment from Agricultural (A) to Limited Industrial (IL) District on 8.76 acres in NE ¼ Section 8, Township 137N, Range 80W, Morton County.

Member of the Public: Lee Fleischer spoke in favor of the storage units he felt there is a need for the Storage Units.

Laber moved and Rohr seconded to recommend provisional approval of the preliminary plat of a long-form subdivision known as Heart Bea Subdivision, as the subdivision conforms to the regulations established in Article 7 of the Morton County Land Use Code and is reasonably compatible with surrounding land uses, and is situated adjacent to a hard-surface road, with the condition that the applicant complete a traffic impact study to determine whether a turn lane on Highway 1806 is warranted, and that the study be submitted alongside submission of the final plat, also to convert the assessment easement on the southern edge to a 20' dedicated right of way and the utility easement on the western edge to be reduced to 20'. All voting aye, motion carried.

Discussion on televising the Planning & Zoning Meeting, beginning in September.

Rohr moved and Wald seconded to adjourn the meeting at 6:58 pm. All voting aye, motion carried.

Ryan Jockers, Chairman _____

Dawn R Rhone, Secretary _____