

## 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. January 28, 2021, in the Morton County Commission Room, 210 2<sup>nd</sup> Ave NW, Mandan, North Dakota. Other Commissioners present were Zachmeier, Buckley, Kist, Saxowsky and Braun present virtually Rohr, and Laber, also present were County Planner Natalie Pierce and Deputy Auditor Eckroth. Absent Wald.

Buckley moved and Laber seconded to approve the agenda with corrections. All voting aye, motion carried.

Laber moved and Kist seconded to approve the minutes of December 17, 2020 with correction. All voting aye, motion carried.

**Chairman Jockers opened the Public Hearing** – request from Derrick Rusch for the final plat of a short-form subdivision known as Rusch Subdivision and a zoning map amendment from a Agricultural (A) to Residential (R) on approx. 10 acres in NW ¼ of Section 11, Township 140N, Range 85, Morton County.

Laber moved and Buckley seconded to recommend County Commission approval of the final plat of the short-form subdivision known as Rusch Subdivision, and a zoning map amendment from Agricultural (A) District to Residential (R) District, as the subdivision conforms to the regulations established in Article 7 of the Morton County Land Use Code and as the subdivision is not in violation of policy 1.1.2 of the 2045 Comprehensive Plan with the condition that the applicants apply for a permit to place the new mobile home.

All voting aye, motion carried.

**Chairman Jockers opened the Public Hearing** – request from Todd & Stephanie Hoff for the final plat of a short-form subdivision known as Hoff Subdivision and a zoning map amendment from Agricultural (A) District to Residential (R) District, on approx. 9.35 acres in SE ¼ of Section 22, Township 135N, Range 84W, Morton County.

Rohr moved and Laber seconded to recommend County Commission approval of the final plat of the short-form subdivision known as Hoff Subdivision and a zoning map amendment from Agricultural (A) District to Residential (R) District as the subdivision conforms to the regulations established in Article 7 of the Morton County Land Use Code and is not in violation of policy 1.1.2 of the 2045 Comprehensive Plan.

All voting aye, motion carried.

**Chairman Jockers opened the Public Hearing** – request from Daniel & Cynthia Belohlavek for the final plat of a short-form subdivision known as Belohlavek Subdivision and a zoning map amendment from Agricultural (A) District to Residential (R) District on approx. 2 acres in SW ¼ Section 7 Township 137N, Range 80W, Morton County.

Buckley moved and Saxowsky recommend County Commission approval of the final plat of the short-form Subdivision known as Belohlavek Subdivision and a zoning map amendment for lot 6 only from Agricultural (A) District to Residential (R) District as the subdivision conforms to the regulations established in Article 7 of the Morton County Land Use Code and is not in violation of policy 1.1.2 of 2045 Comprehensive Plan.

All voting aye, motion carried.

**Chairman Jockers opened the Public Hearing – Land Use Code Amendment to Section 3-050 Dam Break Inundation Overlay District.**

Residents from the area voiced concerns on the Land Use Code Amendment to Section 3-050 Dam Break Inundation Overlay District with building restrictions, impacting on their property values and property rights.

Board agreed continue as old business with the Land Use Code Amendment to Section 3-050 Dam Break Inundation Overlay District at the next meeting February 25, 2021.

Chairman Jockers released the Chair for reorganization of the Board of Planning and Zoning to Deputy Auditor Eckroth.

Deputy Auditor Eckroth calls for nominations for Chairman

Buckley nominates Commissioner Kist for Chairman

Laber nominates Commissioner Jockers for Chairman

Buckley moved Zachmeier seconded to cease nominations. All voting aye, motion carried

Ballots were cast and counted with Jockers declared Chairman.

Chairman Jocker call for nominations for Vice Chairman

Zachmeier nominates Commissioner Kist for Vice Chairman

Rohr nominates Commissioner Buckley for Vice Chairman

Buckley moved and Laber seconded to cease nominations. All voting aye, motion carried.

Ballots were cast and counted with Kist declared Vice Chairman

Kist moved and Buckely seconded to adjourn the meeting at 8:58 pm. All voting aye, motion carried.

Ryan Jockers, Chairman \_\_\_\_\_

Dawn R Rhone, Secretary \_\_\_\_\_