

Please note: These are unofficial minutes and are subject to change. They will be approved and become official at the next regularly scheduled meeting.

THE MORTON COUNTY PLANNING AND ZONING COMMISSION MINUTES

Chairman Jockers called the Morton County Planning and Zoning Commission meeting to order at 5:50 P.M. February 25, 2021, in the Morton County Commission Room, 210 2nd Ave NW, Mandan, North Dakota. Meeting start was delayed due to technical difficulties with the virtual meeting service. Other Commissioners present were Zachmeier, Buckley, Kist, Saxowsky, Laber and Braun. Present virtually Rohr and Wald. Also present were County Planner Natalie Pierce and Deputy Auditor Eckroth.

Laber moved and Braun seconded to approve the agenda. All voting aye, motion carried.

Laber moved and Braun seconded to approve the minutes of January 28, 2021. All voting aye, motion carried.

Chairman Jockers opened the Public Hearing – request from Clyde and Lois Wetzel for the final plat of a short-form subdivision known as Maier Subdivision and a zoning map amendment from Agricultural (A) to Estate (E) on approx. 21.2 acres in NW ¼ of Section 14, Township 137N, Range 86W, Morton County.

Laber moved and Buckley seconded to recommend County Commission approval of the final plat of the short-form subdivision known as Maier Subdivision, and a zoning map amendment from Agricultural (A) District to Estate (E) District, as the subdivision conforms to the regulations established in Article 7 of the Morton County Land Use Code.

All voting aye, motion carried.

Chairman Jockers opened the Public Hearing – request from Sunnyside Feeds LLC for the final plat of a short-form subdivision known as Price Shoemaker Subdivision and a zoning map amendment from Agricultural (A) District to Industrial (I) District, on approx. 16.23 acres in NW ¼ of Section 30, Township 139N, Range 81W, Morton County.

Buckley moved and Kist seconded to recommend County Commission approval of the final plat of the short-form subdivision known as Price Shoemaker Subdivision and a zoning map amendment from Agricultural (A) District to Industrial (I) District as the subdivision conforms to the regulations established in Article 7 of the Morton County Land Use Code and that the road right of way be adjusted to 50 feet instead of 40 feet.

All voting aye, motion carried.

Discussion among the commissioners regarding petition from the Morton County Water Resource District to amend Morton County Land Use Code Section 3-050 Dam Break Inundation Overlay District.

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Saxowsky moved and Laber seconded to recommend that County Commission strike Section 3-050 in the land use code and replace it with the revised Section 3-050 as presented in the staff report with the addition of a new subsection where landowners in Zone 1 that have an existing residence as of the date of the adoption of the Dam Break Inundation Overlay District would be exempted from the non-conforming status and be allowed to rebuild to Zone 2 standards and would also have to demonstrate through an Engineering Risk Assessment that there is not an adverse effect on neighboring properties in the case of calamity, as it this does comply with the Land Use Code, specifically goal #7.

Laber, Kist, Wald, Rohr, Braun, Buckley, Saxowsky and Jockers voting aye. Voting nay Zachmeier, motion carried.

Laber moved and Kist seconded to adjourn the meeting at 7:21 pm. All voting aye, motion carried.

Ryan Jockers, Chairman _____

Dawn R Rhone, Secretary _____