

THE MORTON COUNTY PLANNING AND ZONING COMMISSION MINUTES  
APRIL 24, 2024 MEETING MINUTES

Chairman Kist called the Morton County Planning and Zoning Commission meeting to order at 5:30P.M. April 24, 2024, in the Morton County Commission Room, 210 2<sup>nd</sup> Ave NW, Mandan, North Dakota. Commissioners present were Zachmeier, Buckley, Tomac, Rohr, Berger, Braun, Ell Jr and Wald. Also present were County Planner Natalie Pierce and Auditor Deputy Eckroth.

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

Ell Jr. moved and Rohr seconded to approve the minutes from March 27, 2024. All voting aye, motion carried.

**Chairman Kist opened the Public Hearing** – request from Norman & Darlene Stein and Kylan Hoffert for the final plat of a short-form subdivision known as KB Subdivision and a zoning map amendment from Agricultural to Residential District on approximately 4.63 acres in the NW¼ of Section 6, Township 139N, Range 82W, Morton County.

Ell Jr. moved and Braun seconded to recommend approval of the plat of the short-form subdivision known as KB Subdivision and a zoning map amendment from Agricultural to Residential, as the subdivision conforms to the regulations established in Article 7 of the Morton County Land Use Code and conforms to the land use priorities established in the 2045 Comprehensive Plan. All voting aye, motion carried.

**Chairman Kist opened the Public Hearing** – request from Gary and Lahna Kraft for the preliminary plat of a long-form Subdivision known as Spring Butte Subdivision and a zoning map amendment from Agricultural to Limited Industrial on approximately 3.71 acres in the NE ¼ Section 6, Township 138N, Range 87W, Morton County

Rohr moved and Tomac seconded to approve the preliminary plat of the long-form subdivision known as Spring Butte Subdivision and a zoning map amendment from Agricultural to Commercial the subdivision conforms to the regulations established in Article 7 of the Morton County Land Use Code, is located on a major county road, and is not in conflict with surrounding land users. All voting aye, motion carried.

**Chairman Kist opened the Public Hearing** – request from Ken & Pam Tokach and Johnny & Elizabeth Duran for the preliminary plat of a long-form Subdivision known as Tokach Timberhaven Third Subdivision on approximately 7.84 acres in the NE ¼ Section 8, Township 137N, Range 80W, Morton County.

Ell Jr. moved and Berger second to recommend approval of the preliminary plat of the long-form subdivision, known as Tokach Timberhaven Third Subdivision, as the proposed subdivision reduces the overall zoning non-conformity of the properties and establishes legal access to a paved public right of way for each of the lots within the subdivision. All voting aye, motion carried.

Chairman Kist adjourned the meeting at 6:46pm.