

THE MORTON COUNTY PLANNING AND ZONING COMMISSION MINUTES

Chairman Kist called the Morton County Planning and Zoning Commission meeting to order at 5:30 P.M. July 28, 2022, in the Morton County Commission Room, 210 2nd Ave NW, Mandan, North Dakota. Commissioners present were Zachmeier, Buckley, Braun, Selzler, Rohr, Helm and Tomac (virtually) also present were County Planner Natalie Pierce and Auditor Rhone. Absent Wald.

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

Buckley moved and Braun seconded to approve the minutes of June 23, 2022. All voting aye, motion carried.

Chairman Kist called for nominations for Vice Chairman

Zachmeier nominates Rohr for Vice Chairman

Zachmeier moved and Tomac seconded to cease nominations and cast a unanimous ballot for Rohr. All voting aye motion carried.

Chairman Kist opened the Public Hearing – request from Spence Koenig & Steve & Joann Schmidt for the final plat of a long-form subdivision known as K and K Subdivision and a zoning map amendment from Agricultural to Limited Industrial on 16.55 acres in the SE ¼ of Section 33, Township 137N, Range 81W, Morton County.

Buckley moved and Selzler seconded to recommend approval of the final plat of the long-form subdivision known as K and K Subdivision and a zoning map amendment from Agricultural to Limited Industrial on 16.55 acres in the SE ¼ of Section 33, Township 137N, Range 81W.

All voting aye, motion carried.

Chairman Kist opened the Public Hearing – request from Don and Karen Nuss for the final plat of a short-form subdivision known as Nuss 2nd Subdivision on 5.59 acres in the NE ¼ of Section 32, Township 139N, Range 82W, Morton County.

Rohr moved and Selzler seconded to recommend approval of the final plat of the short-form subdivision known as Nuss 2nd Subdivision and a zoning map amendment from Agricultural to Residential 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 Kist opened the Public Hearing – request from WW Ranch Limited Partnership for the preliminary plat of a long-form subdivision known as River Place 9th Subdivision on 12.36 acres in the S ½ of Section 16, Township 140N, Range 81W, Morton County.

Zachmeier moved and Rohr seconded to deny the preliminary plat of the long-form subdivision known as River Place 9th Subdivision, as the subdivision does not promote the health, safety, public welfare and emergency management and it will not lessen government expenditure as was experienced during the 2011 Missouri flood and as required by the N.D.C.C. 11.33.03 and N.D. C.C. 11.33.02-02 and as recommended by the Morton County Water Resource Board consensus at their July 27, 2022 meeting.

Tomac, Zachmeier, Buckley, Braun, Helm, Rohr and Selzler voting aye, Kist voting nay, motion carried.

Chairman Kist opened the Public Hearing – request from Donald & Debra Giesler for the final plat of a short-form subdivision known as Giesler Subdivision on 15.17 acres in the NW ¼ of Section 6, Township 137N Range 80W, Morton County.

Zachmeier noted for the minutes that Lynn Lane is not on the county maintenance schedule and it will not be included on the maintenance schedule until Lynn Lane is built to county standards.

Zachmeier moved Buckley seconded to recommend approval of the short-form subdivision known as Giesler Subdivision, as the subdivision fulfills all the requirements of the Morton County Planning & Zoning Code and N.D.C.C.

All voting aye, motion carried

Zachmeier moved and Braun to send violations which have been identified back to county staff for further investigation and forwarding to the Sheriff and States Attorney if necessary.

All voting aye, motion carried.

Rohr moved and Selzler seconded to adjourn the meeting at 8:06 pm. All voting aye, motion carried.