

## 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. March 30, 2023, in the Morton County Commission Room, 210 2<sup>nd</sup> Ave NW, Mandan, North Dakota. Commissioners present were Zachmeier, Buckley, Rohr, Braun, Berger, Ell Jr., Tomac and Wald also present were County Planner Natalie Pierce and Deputy Auditor Eckroth.

Tomac moved and Zachmeier seconded to approve the agenda with additions. All voting aye, motion carried.

Wald moved and Zachmeier seconded to approve the minutes from December 29, 2022. All voting aye, motion carried.

Tomac moved and Rohr seconded to approve the minutes from January 26, 2023. All voting aye, motion carried.

**Chairman Kist opened the Public Hearing** – request from Mike and Laurie Hermanson for the final plat of a short-form subdivision known as Hermanson Subdivision and a zoning map amendment from Agricultural to Residential on 7.65 acres in the NE ¼ of Section 30, Township 139N, Range 84W, Morton County.

Buckley arrives at 5:40pm.

Braun moved and Tomac seconded to recommend approval of the final plat of the short-form known as Hermanson 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 conforms to the land use priorities established in the 2045 Comprehensive Plan. All voting aye (Buckley abstains), motion carried.

**Chairman Kist opened the Public Hearing** – request from MBR Properties LLC and Ski Haven LLP for the preliminary plat of a long-form subdivision known as Honey Hills Estates Second and a zoning map amendment from Agricultural to Residential on 124.17 acres in the NE ¼ of Section 32, Township 140N, Range 81W, Morton County.

Zachmeier moved and Berger seconded to recommend to the Morton County Commission to approve the preliminary plat of the long-form subdivision known as Honey Hills Estates Second 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 reasonably conforms to the goals established in the 2045 Comprehensive Plan. The Preliminary Plat for Honey Hills Estates Second further complies with the Morton County Commission Requests stated on 02-09-2023 as follows:

Morton County Water Board as the overseers of Missouri West Water System have been consulted and will cooperate with the developer to complete a hydraulic study to be performed for the number of lots currently being proposed in Honey Hills Estates Second.

The preliminary plat reflects the recommendations made by the Morton County Road Commission and are acceptable to that Commission as of this time.

The Developer has indicated that he is willing to work with the neighbors to the west in regards to fencing and to lessen the impact on their business.

The preliminary plat complies with Policy 1.1.2g of the 2045 Comprehensive Plan that allows for consideration of developments in areas proposed for agriculture land when the proposed development lies within ½-mile of a hard surfaced road to assist in controlling urban sprawl.

Voting aye Zachmeier, Berger, Tomac, Ell Jr., Buckley, Braun, Rohr and Kist, Wald voting nay, motion carried.

Braun moved and Tomac seconded to adjourn the meeting at 7:15 pm. All voting aye, motion carried.