

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. October 27, 2022, in the Morton County Commission Room, 210 2nd Ave NW, Mandan, North Dakota. Commissioners present were Buckley, Rohr, Wald and Tomac also present were County Planner Natalie Pierce and Auditor Rhone. Absent Zachmeier, Braun and Helm.

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

Rohr moved and Tomac seconded to approve the minutes of September 29, 2022. All voting aye, motion carried.

Chairman Kist opened the Public Hearing – request from Knife River for the final plat of a short-front subdivision known as Marmot 2nd Subdivision, on 84.38 acres and a zoning map amendment from Agricultural to Industrial on 28.24 of those acres in the S ½ of Section 25, Township 139N, Range 82W, Morton County.

Neighboring property owner Mike Ulmer spoke about issues he's experienced on County Road 82 with leafy-spurge and dust. He stated he was attending the hearing simply to understand what the application was about.

Rohr moved and Tomac seconded to recommend to continue the item to the next regular monthly meeting on November 17, 2022.

All voting aye, motion carried.

Chairman Kist opened the Public Hearing – request from Performance Development Group and George & Karen Saxowsky for a special use permit to construct a 330-foot tall, guyed, cellular communication tower facility on 35.69 acres on Lot 3 in SW ¼ of Section 18, Township 139N, Range 89W, Morton County.

Buckley moved and Wald seconded to recommend approval of a special use permit for a guyed telecommunications tower, not to exceed 330' in height, and equipment compound on Government Lot 3 in SW ¼ of Section 18, Township 139N, Range 89W, as the proposed use is compatible with surrounding agricultural land use.

All voting aye, motion carried.

Chairman Kist opened the Public Hearing – request from Performance Development Group and Ella Schroeder et al for a special use permit to construct a 330-foot tall, guyed, cellular communication tower facility on approx. 120 acres in NE ¼ of Section 18, Township 139N, Range 86W, Morton County.

Tomac moved Wald seconded to recommend approval of a zoning map amendment from Commercial to Agricultural for the N ½ of Section 18, Township 139N, Range 86W, less Jonathan Subdivision and less right of way, as the proposed zone change supports the land use priorities in the 2045 Comprehensive Plan.

All voting aye, motion carried.

Wald moved Tomac seconded to recommend approval of a guyed telecommunications tower, not to exceed 330' in height, and equipment compound in the NE ¼ of Section 18, Township 139N, Range 86W, as the proposed site is compatible with surrounding agricultural land with the condition that the applicant provide 2nd page of access easement document prior to County Commission Meeting.

All voting aye, motion carried.

Braun moved and Tomac seconded to adjourn the meeting at 6:21 pm. All voting aye, motion carried.