

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 26, 2023, in the Morton County Commission Room, 210 2nd Ave NW, Mandan, North Dakota. Commissioners present were Zachmeier, Buckley, Braun, Tomac, Ell Jr. (Virtually) Berger and Rohr. Also present were County Planner Natalie Pierce and Deputy Auditor Eckroth. Absent Wald.

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

Buckley moved and Ell Jr. seconded to approve the minutes from September 28, 2023. All voting aye, motion carried.

Chairman Kist opened the Public Hearing – request from Steven, Annette and Skyler Doll for the final plat of a short-form subdivision known as Doll Second Subdivision on 5.38 acres in the SE¼ of Section 8, Township 139N, Range 85W, Morton County.

Braun moved and Tomac seconded to recommend approval of the final plat of the short-form subdivision known as Doll Second Subdivision 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.

Public Hearing – amendment to the Morton County Land Use Code Section 10-020(b)(3) regarding elements required to be submitted with a long-form subdivision application, Missouri West Water hydraulic study.

The Morton County Planning and Zoning Board consensus: consult with MWW Board. Draft a memorandum of understanding and bring the draft back to the Planning & Zoning Commission for consideration with the text amendment. The text amendment would read that a hydraulic assessment officially obtained from the water system serving the area of the proposed subdivision that indicates how many lots (if not all) within the proposed subdivision, the water system has the capacity to serve with the direct connections, would be required alongside any long-form subdivision.

Commission Kist requested that Missouri West Water Systems approve the board consensus on the Hydraulic Assessment.

Discussion was held on the 2024 Planning & Zoning Meeting schedule, the 2024 meeting schedule has been changed to the 4th Wednesday instead of the 4th Thursday at 5:30pm

Information on the Oahe Bridge Project in Sioux County.

Discussion was held on maximum shop size within residential subdivisions.

Tomac moved and Ell Jr. seconded to adjourn the meeting at 6:37 pm. All voting aye, motion carried.