

## 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. September 29, 2022, in the Morton County Commission Room, 210 2<sup>nd</sup> Ave NW, Mandan, North Dakota. Commissioners present were Zachmeier, Braun, Buckley, Rohr, Helm, Tomac and Wald (virtually) also present were County Planner Natalie Pierce and Auditor Rhone.

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

Buckley moved and Braun seconded to approve the minutes of August 25, 2022. All voting aye, motion carried.

**Chairman Kist opened the Public Hearing** – request from Wesley and Marianne Pulkrabek for the final plat of a short-form subdivision known as Brandys First Subdivision and a zoning map amendment from Agricultural to Residential on 2.34 acres in the SW ¼ of Section 11, Township 138N, Range 82W, Morton County.

Rohr moved and Tomac seconded to recommend approval of the final plat of the short-form subdivision known as Brandys First 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 Morton County Comprehensive Plan.

All voting aye, motion carried.

**Chairman Kist opened the Public Hearing** – request from estate of Beverly John for the final plat of a short-form subdivision known as John Subdivision and a zoning map amendment from Agricultural to Residential on 1.67 acres in the W 1/2 of Section 31, Township 139N, Range 84W, Morton County.

Braun moved and Buckley seconded to recommend approval of the final plat of the short-form subdivision known as John 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 Morton County Comprehensive Plan.

All voting aye, motion carried.

**Chairman Kist opened the Public Hearing** – request from Estella Shaw for the final plat of a short-form subdivision known as Shaw Subdivision on 174.7 acres in the NE ¼ of Section 32 and NW ¼ Section 33 Township 140N Range 81W, Morton County.

Rohr moved Braun seconded to recommend approval of the preliminary plat of a short-form subdivision known as Shaw Subdivision, as the subdivision conforms to the regulations established in Article 7 of the Morton County Land Use Code, and facilitates the orderly arrangement of agricultural lots for transfer.

All voting aye, motion carried.

**Chairman Kist opened the Public Hearing** – request from Pamela Chase for the preliminary plat of a long-form subdivision known as Homestead 1883 Subdivision and a zoning map amendment from Agricultural to Residential on 71.23 acres in the SE ¼ of Section 26 Township 140N Range 90W, Morton County.

Helm moved Rohr seconded to recommend approval of the preliminary plat of a long-form subdivision known as Homestead 1883 Subdivision and a zoning map amendment from Agricultural to Residential district on lots 1 thru 3 only, as proposal conforms to policy 1.1.2 of the Comprehensive Plan.

Commission Tomac request to abstain from voting due to conflict of interest. By unanimous consensus, request granted.

All voting aye, motion carried

**Chairman Kist opened the Public Hearing** – request from Gerald and Terry Meuchel for the final plat of a short-form subdivision known as CBM 2 Subdivision and a zoning map amendment from Agricultural to Industrial on 15.24 acres in the NE ¼ of Section 8, Township 139N Range 90W, Morton County.

Helm moved and Braun seconded to recommend approval of the final plat of the short-form subdivision known as CBM 2 Subdivision and a zoning map amendment from Agricultural to Industrial district, as the subdivision conforms to the regulations established in Article 7 of the Morton County Land Use Code and is compatible with surrounding land users.

All voting aye, motion carried.

Zachmeier arrives.

**Chairman Kist opened the Public Hearing** – request from Vertical Bridge and Darrell Kuhn for a special use permit to construct a 250-foot-tall cellular communication tower facility on 152.99 acres in the W ½ of Section 20, Township 137N, Range 84W, Morton County.

Rohr moved and Tomac seconded to recommend approval of a special use permit for a telecommunications tower, not to exceed 250' in height, and equipment compound in the SW ¼ of the SW ¼ of Section 20, Township 137N, Range 84W, as the proposed site is in a remote location and compatible with surrounding agricultural land uses, provided that the tower location meets all the specific use standards established in Section 5-190 of the Morton County Land Use Code and as further detailed in the staff report.

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

Braun moved and Tomac seconded to adjourn the meeting at 6:26 pm. All voting aye, motion carried.