

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. May 26, 2022, in the Morton County Commission Room, 210 2nd Ave NW, Mandan, North Dakota. Commissioners present were Zachmeier, Buckley, Laber, Braun, Wald, Tomac, Selzler and Rohr (virtually) also present were County Planner Natalie Pierce and Deputy Auditor Eckroth.

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

Laber moved and Selzler seconded to approve the minutes of April 28, 2022, with corrections. All voting aye, motion carried.

Chairman Kist opened the Public Hearing – request from Scott & Patricia Adams for the final plat of a short-form subdivision known as Dry Creek Hills Subdivision and a zoning map amendment from Agricultural to Residential on 21.11 acres in the SE ¼ of Section 27, Township 138N, Range 81W, Morton County.

Buckley moved and Laber seconded to recommend approval of the final plat of the short-form subdivision known as Dry Creek Hills 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 compatible with surrounding land uses.

All voting aye, motion carried.

Chairman Kist opened the Public Hearing – request from Jessica Balvitsch and the Barth Family LLP for the final plat of a long-form subdivision known as Carsen Subdivision and a zoning map amendment from Agricultural to Residential on 60.5 acres in the SW ¼ of Section 31, Township 140N, Range 81W, Morton County.

Braun moved and Laber seconded to recommend approval of the final plat of the long-form subdivision known as Carsen 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 Morton County Comprehensive Plan.

All voting aye, motion carried.

Chairman Kist opened the Public Hearing – request from Joann Schmidt for a renewal Special Use Permit for Schmidt RV in the SW ¼ of Section 33, Township 137N, Range 81W, Morton County.

Rohr moved and Braun seconded to approve the special use permit renewal for an RV Park for a term of 5 years to allow a Recreational Vehicle Camp on approximately 2.5 acres in the E ½ of Section 33 Township 137N Range 81W Morton County ND. All voting aye, motion carried.

Chairman Kist opened the Public Hearing – request for Spence Koenig and Steven & Joann Schmidt for the preliminary 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.

Laber moved and Wald seconded to recommend approval of the preliminary plat of the long-form subdivision known as K and K Subdivision and a zoning map amendment from Agricultural to Limited Industrial district, as the subdivision is compatible with surrounding land uses. All voting aye, motion carried

Chairman Kist opened the Public Hearing – request from Nathan Doll for the final plat of a short-form subdivision known as Coyote Trail Subdivision and a zoning map amendment from Agricultural to Residential on 20 acres in the NW ¼ of Section 12, Township 139N Range 87W, Morton County.

Braun moved and Selzler seconded to recommend approval of the final plat of the short-form subdivision known as Coyote Trail 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 Morton County Comprehensive Plan. All voting aye, motion carried.

Chairman Kist opened the Public Hearing – request from Charlotte Erhardt et al for the final plat of a short-form subdivision known as Just Subdivision and a zoning map amendment from Agricultural to Residential on 50.27 acres in the N ½ of Section 22, Township 140N, Range 84W, Morton County.

Laber moved and Braun seconded to recommend approval of the final plat of the short-form subdivision known as Just 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 Morton County Comprehensive Plan. All voting aye, motion carried.

Chairman Kist opened the Public Hearing – request from V4 Land Partnership LLP for the final plat of a short-form subdivision known as Benz Subdivision and a zoning map amendment from Agricultural to Residential on 5 acres in the SE ¼ of Section 16, Township 138N, Range 82W, Morton County.

Braun moved and Wald seconded to recommend approval of the final plat of the short-form subdivision known as Benz Subdivision and 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 Morton County Comprehensive Plan. All voting aye, motion carried.

Chairman Kist opened the Public Hearing – request from Anita Seeman for the final plat of a short-form subdivision known as Seeman 1st Subdivision and a zoning map amendment from Agricultural to Residential on 1.5 acres in the NE ¼ of Section 25, Township 138N, Range 82W, Morton County.

Laber moved and Buckley seconded to recommend approval of the final plat of the short-form subdivision known as Seeman 1st 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 Morton County Comprehensive Plan. All voting aye, motion carried.

Chairman Kist opened the Public Hearing – request from Anita Seeman for the final plat of a short-form subdivision known as Seeman 2nd Subdivision and a zoning map amendment from Agricultural to Residential on 2.88 acres in the NW ¼ of Section 36 Township 138N, Range 82W, Morton County. All voting aye, motion carried.

Laber moved and Tomac seconded to adjourn the meeting at 6:33 pm. All voting aye, motion carried.

Jesse Kist, Chairman _____

Dawn R Rhone, Secretary _____