

THE MORTON COUNTY PLANNING AND ZONING COMMISSION MINUTES

Chairman Kist called the Morton County Planning and Zoning Commission meeting to order at 5:47 P.M. November 18, 2021, in the Morton County Commission Room, 210 2nd Ave NW, Mandan, North Dakota. Commissioners present were Zachmeier, Buckley, Braun, Tomac and Selzler also present were County Planner Natalie Pierce and Deputy Auditor Krance. Commissioners Rohr and Wald were present virtually. Commissioner Laber was absent.

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

Buckley moved and Brown seconded to approve the minutes of October 28, 2021. All voting aye, motion carried.

Chairman Kist opened the Public Hearing - Braun moved and Buckley seconded to approve the final plat of the short-form subdivision known as Blend 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 as the subdivision is not in violation of Policy 1.1.2 of the 2045 Comprehensive Plan. All voting aye, motion carried.

Chairman Kist opened the Public Hearing - Buckley moved and Braun seconded to assign the SW1/4 of Section 4, Township 138N, Range 81W a Zoning District of Agricultural; and to amend the 2045 Comprehensive Plan to designate said quarter with a future land use category of Agricultural. All voting aye, motion carried.

Chairman Kist opened the Public Hearing - Buckley moved and Zachmeier seconded to approve the final plat of the short-form subdivision known as Highmark Hills Subdivision and a zoning map amendment to Residential District, with the condition that a contiguous utility easement of 40 feet is secured from 44th street to the subject property, as the subdivision conforms to the regulations established in Article 7 of the Morton County Land Use Code and as the subdivision is compatible with surrounding land uses. All voting aye, motion carried.

Chairman Kist opened the Public Hearing – Zachmeier moved and seconded by Buckley to recommend to the Morton County Commission to grant permission to Brad Fisher and Randy Rhone to construct a road at their expense on Sections 5, 4, 8 & 9, Township 138N, Range 81W, the road is to proceed approximately 1000 feet south of the Northeast corner of Section 8 to 44th Street. All voting aye, motion carried.

Buckley moved and seconded by Braun to amend the motion to clarify that the condition of approval of the Highmark Hills Subdivision is that the applicants secure a 40 foot utility easement, starting at the northern boundary of Kahl's Subdivision and continuing north to the section corner. All voting aye, motion carried.

Roll was called on the amended motion. All voting aye, motion carried.

Selzler moved and Braun seconded to adjourn the meeting at 6:46 pm. All voting aye, motion carried.

Jesse Kist, Chairman _____

Dawn R Rhone, Secretary _____