

THE MORTON COUNTY PLANNING AND ZONING COMMISSION MINUTES

Chairman Kist called the Morton County Planning and Zoning Commission meeting to order at 5:34 P.M. January 27, 2022, in the Morton County Commission Room, 210 2nd Ave NW, Mandan, North Dakota. Commissioners present were Zachmeier, Buckley, Wald, Tomac, Braun, Rohr and Laber also present were County Planner Natalie Pierce and Deputy Auditor Eckroth. Absent Selzler.

Planner Pierce read a thank you letter from former Planning & Zoning Commissioner Saxowsky.

Laber moved and Wald seconded to approve the agenda with additions. All voting aye, motion carried.

5:37pm Rohr arrives.

Buckley moved and Laber seconded to approve the minutes of December 16, 2021. All voting aye, motion carried.

Chairman Kist released the chair for reorganization of the Board of Commission to Deputy Auditor Eckroth

Eckroth called for nominations for Chairman.

Laber nominated Kist for Chairman.

Buckley moved and Laber seconded to cease nominations and cast a unanimous ballot for Kist. All voting aye, motion carried

Eckroth called for nominations for Vice-Chairman.

Zachmeier nominated Laber for Vice-Chairman.

Zachmeier moved and Rohr seconded to cease nominations and cast a unanimous ballot for Laber for Vice-Chairman. All voting aye, motion carried.

Eckroth released the chair to Chairman Kist.

Chairman Kist opened the Public Hearing – request from Joel, Donna, Grant, Sherilyn, Andrew and Katarina Johnson for the final plat of a short-form subdivision known as **Vakkert Sted Subdivision** and a zoning map amendment from Agricultural to Residential on 10 acres in W ½ of Section 2, Township 138N, Range 86W, Morton County.

Laber moved and Braun seconded to recommend approval of the final plat of the short-form subdivision known as **Vakkert Sted 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 David & Cheryl Wanner for the final plat of a short-form subdivision known as **Wanner Second Subdivision** and a zoning map amendment from Agricultural to Residential on 30 acres of the E ½ of Section 26, Township 139N, Range 88W, Morton County.

Buckley moved and Laber seconded to recommend approval of the final plat of the short-form subdivision known as **Wanner Second 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 Lyle & Brenda Voth for the final plat of a short-form subdivision known as **Heart River Creek Subdivision** and a zoning map amendment from Agricultural to Residential on 14.64 acres in the SE ¼ of Section 10, Township 138N, Range 90W, Morton County.

Rohr moved and Wald seconded to recommend approval of the final plat of the short-form subdivision known as **Heart River Creek 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 Scott Fisher for the final plat of a short-form subdivision known as **Ava Subdivision** and a zoning map amendment from Agricultural to Residential on 1.68 acres in the SE ¼ of Section 6, Township 136N, Range 81W, Morton County.

Laber moved and Buckley seconded to recommend approval of the final plat of the short-form subdivision known as **Ava Subdivision** with the recommendation that the dedicated road right of way is adjusted to follow subdivision standards of 40', also allow for adjoining 10' dedicated utility easement 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 the surrounding land uses. All voting aye, motion carried.

Commission Zachmeier request to abstain from voting on this public hearing due to conflict of interest. By unanimous consensus, request granted.

Chairman Kist opened the Public Hearing – request from Travis & Melissa Hatzenbuhler for the final plat of a short-form subdivision known as Zachmeier Flats Replat of Lots 3 & 4, Block 1 on 1.368 acres in the NW ¼ of Section 3, Township 139N, Range 81W, Morton County.

Laber moved and Rohr seconded to recommend approval of the final plat of the short-form subdivision known as Zachmeier Flats Replat of Lots 3 & 4 Block 1, as the subdivision would bring the subject property into conformity with zoning regulations. All voting aye, motion carried.

6:46 pm Buckley leaves.

Discussion on e-recording of plats - consensus of the Planning & Zoning Board is to allow the Morton County Recorder make the decisions on e-recordings.

Discussion on policy for opening & closing highways – consensus of the Planning & Zoning Board is to have the Road Department to review the policy before the Planning & Zoning Board.

Laber moved and Wald seconded to adjourn the meeting at 7:00 pm. All voting aye, motion carried.

Jesse Kist, Chairman _____

Dawn R Rhone, Secretary _____