

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. August 26, 2021, in the Morton County Commission Room, 210 2nd Ave NW, Mandan, North Dakota. Commissioners present were Zachmeier, Buckley, Laber, Braun and Selzler also present were County Planner Natalie Pierce and Deputy Auditor Eckroth. Commissioner Rohr was present virtually. Absent Wald and Dakken.

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

Laber moved and Braun seconded to approve the minutes of July 22, 2021. All voting aye, motion carried.

Chairman Kist opened the Public Hearing – request from Clifford & Cherie Heilman for the final plat of a short-form subdivision known as Cliffs Place 2nd Subdivision on 17.12 acres in SW ¼ of Section 7, Township 140N, Range 81W, Morton County.

Member of the Public - Russell Jaeger, 2375 Harmon Lane N, Mandan ND; Mr. Jaeger owns the lot next to the proposed development, his driveway is a private driveway and would like the new owners to respect his privacy.

Laber moved and Braun seconded to recommend approval of the final plat of the short-form subdivision known as Cliffs Place 2nd Subdivision as the subdivision conforms to the regulations established in Article 7 of the Morton County Land Use Code and supports the land use priorities established in the 2045 Comprehensive Plan. All voting aye, motion carried.

Chairman Kist opened the Public Hearing – request from Kenan Doll & Sarah Miller for the final plat of a short-form subdivision known as Kenan Subdivision and a zoning map amendment from Agricultural (A) to Estate (E) District on 28.62 acres in N1/2 of Section 8, Township 137N, Range 80W, Morton.

Residents of Tokach Timberhaven Subdivision have concerns about horses in this area.

Discussion regarding rights of property owners to keep livestock, that supersede county zoning authority.

Laber moved and Buckley seconded to recommend approval of the final plat of a short-form subdivision known as Kenan Subdivision, and a zoning map amendment from Agricultural (A) to Estate (E), as the subdivision conforms to the regulations established in Article 7 of the Morton County Land Use Code and supports the land use priorities established in the 2045 Comprehensive Plan. All voting aye, motion carried.

Chairman Kist opened the Public Hearing – request from Christopher Coombs for the final plat of a short-form subdivision known as Coombs Subdivision on 9.53 acres in SW ¼ of Section 21, Township 135N, Range 79W.

Laber leaves.

Braun moved and Buckley seconded to recommend approval of the final plat of a short-for subdivision known as Coombs Subdivision, with the condition that the current land owners sign off on the request, and contingent on ND DOT approval of the owners approach directly onto Hwy 1806, as the subdivision conforms to the regulations established in Article 7 of the Morton County Land Use Code, is compatible with surrounding land uses. All voting aye, motion carried.

Buckley moved and Selzler seconded to adjourn the meeting at 6:37 pm. All voting aye, motion carried.

Jesse Kist, Chairman _____

Dawn R Rhone, Secretary _____