

MORTON COUNTY COMMISSION REGULAR MEETING
May 11, 2017

The Morton County Commission Regular Meeting was called to order on May 11, 2017 at 5:30 PM by Chairman Schulz at the Morton County Courthouse, 210 Second Avenue NW, Mandan, North Dakota. Others present were Commissioners Leingang, Zachmeier, Boehm and Strinden, Auditor Rhone, States Attorney Koppy and Assistant States Attorney Grosinger.

Strinden moved and Boehm seconded to approve the agenda. All voting aye, motion carried.

Strinden moved and Leingang seconded to approve the minutes of the April 25, 2017 meeting. All voting aye, motion carried.

Boehm moved and Leingang seconded to approve the bills. All voting aye, motion carried.

Zachmeier moved and Boehm seconded to approve a special use permit to locate an accessory dwelling unit in the SW ¼ of Section 32, Township 139 N, Range 85 W, Morton County, as the application conforms to the requirements of Section 5-010 of the Morton County Land Use Code. All voting aye, motion carries.

Leingang moved and Boehm seconded to approve a special use permit for extraction and crushing of aggregates on approximately 200 acres owned by Nancy Neidhardt in Section 25, Township 138 N, Range 89 W, with the condition that all activities be set back a minimum distance of 500 feet from any residence. All voting aye, motion carries.

Strinden moved and Boehm seconded to approve the final plat of a short-form subdivision known as Hatzenbuhler Acres and a zoning map amendment from Agricultural (A) District to Residential (R) District for approximately 8.62 acres in the NE ¼ of Section 25, Township 134N, Range 81W, Morton County. All voting aye, motion carried.

Leingang moved and Zachmeier seconded to approve a special use permit for the Schmidt RV Camp as it is compatible with the surrounding land uses, with the following conditions:

1. Allowable housing unit types shall be limited to recreation vehicle (RVs). No permanent foundations or skirting shall be installed.
2. A maximum of 12 RVs shall be allowed on the property at any one time. A maximum of one personal vehicle (car or pick-up truck) per resident shall be allowed on the premises. No commercial trucks or machinery shall be allowed on the premises.
3. RV sites shall be allowed only in two rows of 6 RVs (hereafter "camper row"). RV sites shall be configured according to the size and spacing guidelines established in Section 5-150 of the Morton county Land Use Code
4. Each RV site shall be individually and conspicuously numbered for the purpose of identification by emergency responders. Number placards shall contrast with surroundings, be visible at night (i.e. reflective), and have numbers that are a minimum of 4 inches tall.
5. The permit holders shall construct a road along the east side of the camper row, which connects to the existing internal drive, to accommodate campers entering and exiting the port. The permit holder shall also construct a road leading from the camper row to the dump station.
6. The permit holders shall be required to provide a dumpster of adequate capacity to serve 12 RVs and shall contract for the contents of the dumpster to be removed from the premise on a regular basis.
7. Dumping of black and/or gray water on the premises shall be prohibited except via a sewer port or dump station that feeds into a septic system approved by Custer Health and/or the North Dakota Department of Health.

8. The permit holders shall be required to obtain an RV Park License issued by the ND Department of Health (hereafter "ND DoH") and shall, upon receipt thereof, forward a copy of the license to the Morton County Planning and Zoning Director. No RVs shall be allowed to locate on the premises until such time as a current RV Park License has been issued by the ND DoH.
9. If any conditions listed in the permit are in conflict with regulations imposed by the ND DoH, the stricter of the two standards shall apply.
10. The RV Camp is a seasonal camp and is permitted to operate only between April 1 and October 31 annually.
11. This permit shall expire on October 31, 2018 or the date of expiration of the RV Park License issued by the ND DoH, whichever is sooner.
12. The permit holder shall be responsible to ensure all RVs are removed from the property by the permit expiration date.

All voting aye, motion carried.

Strinden moved and Zachmeier seconded to approve the final plat of the short-form subdivision known as Peltons 1st and a zoning map amendment from Agricultural (A) District to Residential (R) District for approximately 6.45 acres in the SW ¼ of Section 26, Township 140 N, Range 85 W, Morton County. All voting aye, motion carried.

Strinden moved and Zachmeier seconded to approve the final plat of the long-form subdivision, known as Whitetail Ridge Subdivision, as it conforms to the subdivision regulations in Article 7 of the Morton County Land Use Code and is in keeping with the land use priorities for the area, as identified in the Northeast Morton County Future Land Use Plan, with the condition that the existing rock pile be removed prior to road completion, and to recommend that the applicant have a class three archeology survey done prior to any earth movement. All voting aye, motion carried.

Zachmeier moved and Strinden seconded to approve the final plat of the long-form subdivision known as Harmon Village 21st and a zoning map amendment from Agricultural (A) District to residential (R) District as the subdivision conforms to the regulations established in Article 7 of the Morton County Land Use Code and conforms to the land use priority for this area established in the Northeast Morton County Future Land Use Plan with the exception that the street named James Dr. is changed with the approval of Emergency Management. All voting aye, motion carried.

Zachmeier moved and Strinden seconded to approve the Land Use Code amendments to Article 2 and Sections 4-010, 5-030, 5-240, 7-040 and 12-020 as presented. All voting aye, motion carried.

Planning & Zoning Director Pierce gave an report on waste run-off from property owned by Kelly Glatt along Highway 1806 near Harmon Lake.

The total of all county funds expended from April 26, 2017 through May 11, 2017, equals \$ 1,072,133.87 . A detailed list of funds expended by check is available for public inspection anytime during regular business hours at the Morton County Auditor's Office.

Leingang moved and Boehm seconded to adjourn at 6:33 PM. All voting aye, motion carried.

Cody Schulz, Chairman, Morton County Commission _____

Dawn R Rhone, County Auditor _____