

Planning & Zoning Commission Proceedings
Monday, April 19, 2021

Chairperson Richard Hultberg opened the meeting at 1:30 p.m. Present were Commissioners Hultberg, John Matthews, Don Simon, Don Flinn, Darwin Saari, Glenn Earl, and County Commissioner Steve Cottingham. Also present were Land Use Administrator Todd Schreiner, Property Assessor Cailey Ferber, Don Trueblood, Gregory Heger, Sheri Heger, Conner Folske, Dean Swanson, Sandy Swanson, and Deputy Auditor Diane L. Blumhagen.

Moved by Flinn, seconded by Matthews, to approve minutes from the previous meeting as submitted. Roll Call Vote: Aye: Simon, Flinn, Earl, Cottingham, Saari, Matthews, and Hultberg. Nay: None. Motion carried.

Ferber presented a variance request submitted by Don and Bonnie Trueblood, of Minot, ND, requesting a variance of the setback requirements of the McLean County Zoning Ordinance involving land described as: Lot 21, Block 1 – Lakeview Estates (Township 148 North, Range 84 West). The above-named applicants seek a variance to allow the construction of a structure closer than the required 15 feet from the side lot line as proclaimed in Subsection 4 of Section 5.2.4 of the revised McLean County Zoning Ordinance as adopted on September 1, 1982 and as amended on March 26, 2020.

Don Trueblood explained they would like to build an attached garage to existing house. Adjacent lot owners have been contacted and have given their consent.

Moved by Flinn, seconded by Matthews, to recommend approval to the Board of County Commissioners the request submitted by submitted by Don and Bonnie Trueblood, of Minot, ND, requesting a variance of the setback requirements of the McLean County Zoning Ordinance involving land described as: Lot 21, Block 1 – Lakeview Estates (Township 148 North, Range 84 West). Roll Call Vote: Aye: Simon, Flinn, Earl, Cottingham, Saari, Matthews, and Hultberg. Nay: None. Motion carried.

Ferber presented an application submitted by Gregory and Sheri Heger, of Douglas, ND, requesting approval of a Conditional Use Permit involving 3.0 acres of land located in: SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5, Township 149 North, Range 84 West, more specifically identified as Outlot A. The above-named applicant seeks approval of a Conditional Use Permit to construct a non-farm structure on agricultural land.

Gregory Heger explained that the house is currently on the property on blocks awaiting approval, there will be a basement poured for the house to move onto. The approach has been approved, the land has been platted, and First District Health has been notified.

Moved by Flinn, seconded by Cottingham, to recommend approval to the Board of County Commissioners the request submitted by Gregory and Sheri Heger, of Douglas, ND, requesting approval of a Conditional Use Permit involving 3.0 acres of land located in: SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5, Township 149 North, Range 84 West, more specifically identified as Outlot A. Roll Call Vote: Aye: Simon, Flinn, Earl, Cottingham, Saari, Matthews, and Hultberg. Nay: None. Motion carried.

Ferber presented an application submitted by Dean and Sandy Swanson, of Washburn, ND, requesting approval of a Conditional Use Permit involving 1.71 acres of land located in: SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 29, Township 144 North, Range 83 West, more specifically identified as Outlot A. The above-named applicant seeks approval of a Conditional Use Permit to construct a non-farm structure on agricultural land.

Sandy Swanson discussed putting a seasonal cabin on a slab on the property. McLean Sheridan Rural Water is located $\frac{3}{4}$ mile away. Dean explained that McLean Electric also runs right by the property.

Moved by Matthews, seconded by Flinn, to recommend approval to the Board of County Commissioners the request submitted by submitted by Dean and Sandy Swanson, of Washburn, ND, requesting approval of a Conditional Use Permit involving 1.71 acres of land located in: SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 29, Township 144 North, Range 83 West, more specifically identified as Outlot A. Roll Call Vote: Aye: Simon, Flinn, Earl, Cottingham, Saari, Matthews, and Hultberg. Nay: None. Motion carried.

There being no further business, the chairperson declared the meeting adjourned at 1:56 p.m.

Richard Hultberg, Chairperson

Diane L. Blumhagen, Deputy Auditor