

Planning & Zoning Commission Proceedings
Monday, April 20, 2015

Chairperson Rick Hultberg opened the meeting at 1:30 p.m. Present were Commissioners Hultberg, Darwin Saari, Don Flinn, Doug Krebsbach, Vernon Ostby and Roger Britton. Also present were Land Use Administrator Todd Schreiner, Assistant to the Land Use Administrator Cassie Goetz and Secretary Nancy Leidholm. Absent: Duane Bauer.

Moved by Krebsbach, seconded by Saari, to approve the minutes of the previous meeting as submitted. Roll Call Vote: Aye: Hultberg, Saari, Krebsbach, Britton, Ostby and Flinn. Nay: None. Absent and not voting: Bauer. Motion carried.

Ethan Hunter of Creative Energy Solutions, LLC (CES) of Iowa was present via telephone to request a conditional use permit for land located in the NE¼SW¼ of Section 17, Township 149 North, Range 85 West, for the installation of a 60 meter meteorological tower to conduct wind studies. Schreiner questioned if CES had been in contact with Minot Air Force Base to which Hunter responded they do not have to contact the air base as they have clearance through the FAA and the Department of Defense because the tower is below 80 meters high. The purpose of the tower is to measure the wind speed in the area for a year to determine if the area is suitable for a wind farm. Hunter explained that if conditions are favorable, they will possibly place 30 – 35 wind towers. Sam Warren, Community Planner for Minot Air Force Base and Joey Specht, Portfolio Opt. Chief for Minot Air Force Base joined the meeting. Warren stated that the wind towers will encroach on helicopter traffic into McLean County and wants to ensure that there are corridors for them to get where they are needed. Warren questioned Hunter if he was aware of the 1200' easement around air base property to which Hunter responded yes. Specht questioned if the tower would have a beacon to which Hunter responded no, because it is below 80 meters, a beacon is not required. Hunter explained that they have a 2 year lease with the land owner and if approved, it will take only 8 or 9 hours to install.

Moved Krebsbach, seconded by Ostby, to recommend to the Board of County Commissioners approval of the conditional use permit request from Creative Energy Solutions, LLC, for land located in the NE¼SW¼ of Section 17, Township 149 North, Range 85 West, for the installation of a 60 meter meteorological tower to conduct wind studies. CES will return to the commission at a later date if wind conditions are favorable to ask for approval for a wind farm. Roll Call Vote: Aye: Hultberg, Saari, Krebsbach, Britton, Ostby and Flinn. Nay: None. Absent and not voting: Bauer. Motion carried.

Ryan Lelm of Butte was present to request a conditional use permit for land located in the NE¼ of Section 28, Township 149 North, Range 79 West, known as Outlot A, consisting of 4.89 acres, to change the classification from agricultural to residential. Lelm explained that an old house has been moved off and the new home will be built in the same location, adding that he has been in touch with First District Health Unit of Minot concerning a septic system and that well water will be used rather than rural water.

Moved by Saari, seconded by Bauer, to recommend to the Board of County Commissioners approval of the conditional use permit request from Ryan Lelm for land located in the NE¼ of Section 28, Township 149 North, Range 79 West, known as Outlot A, consisting of 4.89 acres, to change the classification from agricultural to residential. Roll Call Vote: Aye: Hultberg, Saari, Krebsbach, Britton, Ostby and Flinn. Nay: None. Absent and not voting: Bauer. Motion carried.

Charlie Lies, representing Dwight and Kim Lies of Douglas, was present to request a conditional use permit for land located in the NW¼NW¼ of Section 7, Township 150 North, Range 84 West, known as Outlot B, consisting of 3.566 acres, to place a mobile home on agricultural land. Lies explained that First District Health Unit of Minot has been contacted regarding a septic system and that well water will be used.

Moved by Krebsbach, seconded by Flinn, to recommend to the Board of County Commissioners approval of the conditional use permit request from Charlie Lies, representing Dwight and Kim Lies, for land located in the NW¼NW¼ of Section 7, Township 150 North, Range 84 West, to construct a non-farm structure on agricultural land. Roll Call Vote: Aye: Hultberg, Saari, Krebsbach, Britton, Ostby and Flinn. Nay: None. Absent and not voting: Bauer. Motion carried.

J. R. Kerzmann of Garrison was present to request a conditional use permit for land located in the NW¼ of Section 32, Township 148 North, Range 84 West, known as Outlot A, consisting of 10 acres, to construct a non-farm structure on agricultural land. Kerzmann explained that they would be using well water and that he had been in contact with First District Health Unit of Minot regarding the septic system.

Moved by Krebsbach, seconded by Ostby, to recommend to the Board of Commissioners approval of the conditional use permit request from J. R. Kerzmann for land located in the NW¼ of Section 32, Township 148 North, Range 84 West, known as Outlot A, consisting of 10 acres, to construct a non-farm structure on agricultural land. Roll Call Vote: Aye: Hultberg, Saari, Krebsbach, Britton, Ostby and Flinn. Nay: None. Absent and not voting: Bauer. Motion carried.

Hultberg read a resignation letter from Commissioner Duane Bauer and publicly thanked him for his dedication and years of service to the county.

There being no further business, the chairperson declared the meeting adjourned.

Richard Hultberg, Chairperson

Nancy Leidholm, Secretary