

**Planning & Zoning Commission Proceedings**  
**Monday, July 19, 2021**

Chairperson Richard Hultberg opened the meeting at 1:30 p.m. Present were Commissioners Hultberg, Don Simon, Donald Flinn, Darwin Saari, and John Matthews. Also present were Land Use Administrator Todd Schreiner, Property Appraiser Elizabeth Patterson, Deputy Auditor Diane L. Blumhagen, Melonie Weidler, Dean Weidler, Ward Knutson, Bruce Nodland, Jimmy Ravnaas, Carrie Francis, and Ralph Mancini of BHG News Service. Absent were Commissioner Glenn Earl and County Commissioner Steve Cottingham.

Moved by Matthews, seconded by Flinn, to approve minutes from the previous meeting as submitted. Roll Call Vote: Aye: Simon, Flinn, Saari, Matthews and Hultberg. Nay: None. Absent and not voting: Cottingham and Earl. Motion carried.

Patterson presented an application submitted by Bruce and Kim Nodland, of Turtle Lake, ND, requesting a variance of setback requirements involving land described as Lot 5, Crooked Lake Subdivision, Township 148 North, Range 80 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.

Nodland explained that existing road culverts will be utilized and drainage should not be an issue.

Moved by Matthews, seconded by Saari, to recommend approval to the Board of County Commissioners the request submitted by Bruce and Kim Nodland, of Turtle Lake, ND, requesting a variance of setback requirements involving land described as Lot 5, Crooked Lake Subdivision, Township 148 North, Range 80 West. Roll Call Vote: Aye: Simon, Flinn, Saari, Matthews and Hultberg. Nay: None. Absent and not voting: Cottingham and Earl. Motion carried.

Patterson presented an application submitted by Ward Knutson, of Bismarck, ND, and Dean Weidler, of Velva, ND, requesting approval of a subdivision plat involving land located in that part of Government Lots 4 & 5, Section 36 and part of the SW $\frac{1}{4}$  of Section 36, Township 150 North, Range 80 West. The above-named applicant seeks approval of a subdivision plat to develop a 10-lot rural residential subdivision to be known as Lots 1 through 10 of Strawberry Lake First Addition Block 2.

Knutson explained there is an agreement in place for the construction of the road. Schreiner explained that once the road is constructed, it will be inspected by Highway Superintendent James Grey.

Moved by Flinn, seconded by Matthews, to recommend approval to the Board of County Commissioners the request submitted by Ward Knutson, of Bismarck, ND, and Dean Weidler, of Velva, ND, requesting approval of a 10-lot rural residential subdivision plat to be known as Lots 1 through 10 of Strawberry Lake First Addition Block 2, involving land located in that part of Government Lots 4 & 5, Section 36 and part of the SW $\frac{1}{4}$  of Section 36, Township 150 North, Range 80 West. Roll Call Vote: Aye: Simon, Flinn, Saari, Matthews, and Hultberg. Nay: None. Absent and not voting: Cottingham and Earl. Motion carried.

Patterson presented an application submitted by Doug and Carrie Francis, of Sawyer, ND, requesting approval of a conditional use permit involving land located in the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 12, Township 148 North, Range 83 West, more specifically identified as Outlot A consisting of 10.21 acres. The above-named applicant seeks approval of a conditional use permit to construct a non-farm structure on agricultural land.

Francis explained the structure will consist of a post-framed shop with living quarters. Doug Francis owns Diggity Doug's Construction and will be constructing the road and septic system.

Moved by Simon, seconded by Saari, to recommend approval to the Board of County Commissioners the request submitted by Doug and Carrie Francis, of Sawyer, ND, requesting approval of a conditional use permit involving land located in the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 12, Township 148 North, Range 83 West, more specifically identified as Outlot A consisting of 10.21 acres. Roll Call Vote: Aye: Simon, Flinn, Saari, Matthews, and Hultberg. Nay: None. Absent and not voting: Cottingham and Earl. Motion carried.

Schreiner explained the first two items on the agenda as requested by Shane Parlier will not be acted on today as Parlier is not present for this meeting.

There being no further business, the chairperson declared the meeting adjourned at 2:09 p.m.

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Richard Hultberg, Chairperson

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Diane L. Blumhagen, Deputy Auditor