

**Planning & Zoning Commission Proceedings**  
**Monday, July 20, 2015**

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

Moved by Krebsbach, seconded by Ostby, to approve the minutes of the previous meeting as submitted. Roll Call Vote: Aye: Hultberg, Saari, Britton, Krebsbach, Ostby and Flinn. Nay: None.

Mark and Maretta Franklund of Amidon, ND, joined the meeting to request approval of a conditional use permit for land described as the NW¼SW¼ of Section 30, Township 143 North, Range 80 West, known as Outlot A of Government Lot 3, to construct a non-farm structure on agricultural land. Mark explained the plan to build a home and a shop. Hultberg questioned if there was an existing road leading into the property to which Mr. Franklund responded not really, adding that it was more of a prairie trail. Krebsbach questioned if the Franklunds would be willing to sign off saying that the road is a private drive and would not eventually become the responsibility of the county to maintain at a later date. Mr. Franklund responded that it is family land and he would be in full control of the road. He was instructed to talk with NDDOT regarding the building up of the ditch and the addition of a culvert to the existing approach.

Moved by Krebsbach, seconded by Flinn, to recommend approval to the Board of County Commissioners the conditional use permit request from Mark and Maretta Franklund of Amidon, ND, for land described as the NW¼SW¼ of Section 30, Township 143 North, Range 80 West, known as Outlot A of Government Lot 3, to construct a non-farm structure on agricultural land. Mr. Franklund was instructed to get in contact with First District Health regarding a sewer/septic system. Roll Call Vote: Aye: Hultberg, Saari, Britton, Krebsbach, Ostby and Flinn. Nay: None.

Duane Nelson of Garrison, ND, joined the meeting to request a variance of the setback requirements of the McLean County Zoning Ordinance for land described as Lot 37, Hideaway Point Subdivision, located in Township 148 North, Range 85 West, St. Mary Township, to allow the construction of a structure closer than the required 15 foot setback 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 5, 2013. Nelson presented pictures showing the commission where the intended garage/storage building will be placed along with a letter from the adjacent land owner having no objections.

Moved by Krebsbach, seconded by Saari, to recommend approval to the Board of County Commissioners the variance request from Duane Nelson of Garrison, ND, for land described as Lot 37, Hideaway Point Subdivision, located in Township 148 North, Range 85 West, St. Mary Township, to allow the construction of a structure closer than the required 15 foot setback from the side lot line as required in the McLean County Zoning Ordinance. Roll Call Vote: Aye: Hultberg, Saari, Britton, Krebsbach, Ostby and Flinn. Nay: None.

Mike Matteson and Kyle Giffey of Garrison, ND, joined the meeting to request approval of a subdivision plat for land located in the SE¼ of Section 23, Township 148 North, Range 86 West, to develop a 9 lot rural subdivision to be known as Lots 1 – 9, Double Tree Estates Fourth Addition. Krebsbach questioned Giffey if he was willing to sign a document stating that the roads would not become the responsibility of the county to maintain. Matteson explained that the covenants state that the roads are designated private roads to be maintained by property owners within the development. Discussion followed.

Moved by Krebsbach, seconded by Britton, to recommend to the Board of County Commissioners approval of the 9 lot rural subdivision as requested by Kyle Giffey of Garrison, ND, located in the SE¼ of Section 23, Township 148 North, Range 86 West, to be known as Double Tree Estates Fourth Addition. Roll Call Vote: Aye: Hultberg, Saari, Britton, Krebsbach, Ostby and Flinn. Nay: None.

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

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Chairperson, Richard Hultberg

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Secretary, Nancy Leidholm