

Planning & Zoning Commission Proceedings
Monday, August 16, 2021

Chairperson Richard Hultberg opened the meeting at 1:30 p.m. Present were Commissioners Hultberg, Don Simon, Donald Flinn, Darwin Saari, John Matthews, Glenn Earl, and County Commissioner Steve Cottingham. Also present were Land Use Administrator Todd Schreiner, Property Appraiser Elizabeth Patterson, Deputy Auditor Diane L. Blumhagen, Shane Parlier, Thad Manuwal, and Ralph Mancini of BHG News Service.

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

Patterson presented an application submitted by Shane Parlier, of Garrison, ND, requesting a zoning change involving land described as a portion of land lying identified as 250' X 300' in NW¼SW¼ of Section 16, Township 148 North, Range 84 West, containing 1.72 acres. The above-named applicant seeks a zoning change to allow the construction of rental storage buildings.

Parlier explained that he intends the storage buildings to be utilized for inside storage only. The north end lot is lower in elevation than the road and Parlier has been bringing in fill dirt with intention to build up the lot level with the existing road. Property access will be utilized by the existing approach.

Moved by Matthews, seconded by Earl, to recommend approval to the Board of County Commissioners the request submitted by Shane Parlier, of Garrison, ND, requesting a zoning change involving land described as 250' X 300' in NW¼SW¼ of Section 16, Township 148 North, Range 84 West, containing 1.72 acres. Roll Call Vote: Aye: Earl, Simon, Flinn, Cottingham, Saari, Matthews, and Hultberg. Nay: None. Motion carried.

Patterson presented an application submitted by Shane Parlier, of Garrison, ND, requesting a zoning change of the McLean County Zoning Ordinance involving land described as 1.72 Acres in NW¼SW¼ of Section 16, Township 148 North, Range 84 West. The above-named applicant seeks a zoning change to allow the construction of rental storage buildings.

Parlier explained that he is looking into utilizing cinder-block construction with construction starting in spring of 2022.

Moved by Matthews, seconded by Earl, to recommend approval to the Board of County Commissioners the request submitted by Shane Parlier, of Garrison, ND, requesting a zoning change involving land described as 1.72 Acres in NW¼SW¼ of Section 16, Township 148 North, Range 84 West. Roll Call Vote: Aye: Earl, Simon, Flinn, Cottingham, Saari, Matthews, and Hultberg. Nay: None. Motion carried.

Patterson presented an application submitted by Gravel Products, Inc., of Minot, ND, requesting approval of a Conditional Use Permit involving land located in the NE¼ of Section 1, Township 143 North, Range 81 West (25 acres proposed). The above-named applicant seeks approval of a Conditional Use Permit to operate a sand and gravel pit for mining, processing and selling of sand and gravel products.

Manuwal explained there is a Haul Road Agreement in place with Highway Superintendent Jim Grey. The bonding has been completed along with an archeological survey. The life span of the pit would be from one to two years and a lease is in place with the current land owner Connie Haluzak; etal.

Moved by Flinn, seconded by Matthews, to recommend approval to the Board of County Commissioners the request submitted by Gravel Products, Inc., of Minot, ND, requesting approval of a Conditional Use Permit involving land located in the NE¼ of Section 1, Township 143 North, Range 81 West (25 acres proposed). Roll Call Vote: Aye: Earl, Simon, Flinn, Cottingham, Saari, Matthews, and Hultberg. Nay: None. Motion carried.

James and Amanda Schumann joined the meeting.

Patterson presented an application submitted by James and Amanda Schumann, of Mercer, ND, requesting approval of a Conditional Use Permit involving land located in the NE¼ of Section 14, Township 145 North, Range 79 West, more specifically identified as Outlot B consisting of 1.72 acres. The above-named applicant seeks approval of a Conditional Use Permit to construct a non-farm structure on agricultural land.

James Schumann clarified that the property request is changing it from agricultural land to residential land. Schreiner explained that it will stay as agricultural for 2021 and in 2022 it will be assessed as residential. The roads and approaches are in good shape and the property has rural water access.

Moved by Saari, seconded by Simon, to recommend approval to the Board of County Commissioners the request submitted by James and Amanda Schumann, of Mercer, ND, requesting approval of a Conditional Use Permit involving land located in the NE¼ of Section 14, Township 145 North, Range 79 West, more specifically identified as Outlot B consisting of 1.72 acres. Roll Call Vote: Aye: Earl, Simon, Flinn, Cottingham, Saari, Matthews, and Hultberg. Nay: None. Motion carried.

Terry and Nancy Krumwiede joined the meeting.

Patterson presented an application submitted by Terry and Nancy Krumwiede, of Voltaire, ND, requesting a variance of the setback requirements involving land described as Lot 15, Otto's West Side Addition, Otis Township. The above-named applicants seek a variance to allow the construction of a structure closer than the required 25 feet from the front lot line.

Terry Krumwiede explained plans of placing a 12' x 24' prebuilt storage building on the lot. The neighboring land owner has been contacted and does not object. Schreiner stated that a letter has been sent to Otis Township with no reply.

Moved by Matthews, seconded by Simon, to recommend approval to the Board of County Commissioners the request submitted by Terry and Nancy Krumwiede, of Voltaire, ND, requesting a variance of the setback requirements involving land described as Lot 15, Otto's West Side Addition, Otis Township. Roll Call Vote: Aye: Earl, Simon, Flinn, Cottingham, Saari, Matthews, and Hultberg. Nay: None. Motion carried.

There being no further business, the chairperson declared the meeting adjourned at 2:10 p.m.

Richard Hultberg, Chairperson

Diane L. Blumhagen, Deputy Auditor