

Planning & Zoning Commission Proceedings
Monday, September 18, 2017

Chairperson Richard Hultberg opened the meeting at 1:30 p.m. Present were Commissioners Hultberg, Roger Britton, Doug Krebsbach, and Noelle Kroll. Also present were Land Use Administrator Todd Schreiner, his Assistant Cassie Goetz and Secretary Nancy Leidholm. Absent were John Matthews, Don Flinn and Darwin Saari.

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

Dallas Dale Erickson of Ruso, ND, was present to request approval of a conditional use permit involving land located in the NE¼ of Section 10, Township 150 North, Range 81 West, known as Outlot B, consisting of 9.70 acres, to construct a non-farm structure on agricultural land. Erickson explained that this is an existing farmstead with a house and garage already established. Erickson is replotting the property as he needs just shy of ten acres to apply for a loan application. Well water is available and he will use the existing approach. Schreiner stated that Andrews Township, in which this property lies, was sent a letter but he has received no response. He went on to explain that the property is assessed as agricultural and next year the land and home will be assessed at the residential rate as Erickson isn't a farmer.

Moved by Krebsbach, seconded by Kroll, to recommend approval to the Board of County Commissioners the request from Dallas Dale Erickson of Ruso, ND, for a conditional use permit involving land located in the NE¼ of Section 10, Township 150 North, Range 81 West, known as Outlot B, consisting of 9.70 acres, to construct a non-farm structure on agricultural land. Roll Call Vote: Aye: Britton, Kroll, Krebsbach, and Hultberg. Nay: None. Absent and not voting: Matthews, Flinn, and Saari. Motion carried.

David Anfinson of Minot, ND, was present to request approval for a variance of the setback requirements of the McLean County Zoning Ordinance involving land described as Lot 32 of Paradise Retreat located in Township 149 North, Range 80 West, Horseshoe Valley Township, to allow the construction of a structure closer than the required 15 foot setback from the side lot lines, 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. Anfinson plans to build a new cabin on the property.

Moved by Krebsbach, seconded by Britton, to recommend to the Board of County Commissioners approval of the request from David Anfinson of Minot, ND, for a variance to allow the construction of a structure closer than the required 15 foot setback from the side lot lines for land described as Lot 32 of Paradise Retreat located in Township 149 North, Range 80 West. Roll Call Vote: Aye: Britton, Kroll, Krebsbach, and Hultberg. Nay: None. Absent and not voting: Matthews, Flinn, and Saari. Motion carried.

Commissioner Darwin Saari joined the meeting.

Jerad and Erica Levey of Underwood, ND, were present to request approval of a conditional use permit involving land located in the NW¼SW¼ of Section 16, Township 146 North, Range 82 West, known as Outlot F, consisting of 3.70 acres, to construct a non-farm structure on agricultural land. Jerad Levey explained that they will be moving a 42' x 75' pole-built building onto the land with the intention of building a home sometime in the future.

Moved by Krebsbach, seconded by Britton, to recommend approval to the Board of County Commissioners the request from Jerad and Erica Levey of Underwood, ND, for a conditional use permit involving land located in the NW¼SW¼ of Section 16, Township 146 North, Range 82 West, known as Outlot F, consisting of 3.70 acres, to construct a non-farm structure on agricultural land. Krebsbach questioned Levey's if they'd have to build another approach off of the highway to which Jerad Levey replied that there is an existing approach. Roll Call Vote: Aye: Britton, Saari, Kroll, Krebsbach, and Hultberg. Nay: None. Absent and not voting: Matthews and Flinn. Motion carried.

Chad Leier of Minot, ND, was scheduled to attend to request approval of a variance of the setback requirements of the McLean County Zoning Ordinance involving land described as Lot 16 of Slater's Resort located in Otis Township, to allow construction of a structure closer than the required 30 foot setback from the rear lot lines. Schreiner did try to make contact by telephone. Mr. Leier did not show so no action was taken.

Brandon and Kristine Wilkens of Parshall, ND, were present to request approval of a conditional use permit involving land located in the NW¼NE¼ of Section 24, Township 150 North, Range 88 West, known as Outlot A, consisting of 5.31 acres, to construct a non-farm structure on agricultural lands. Brandon Wilkens explained that water and electricity were ready. Kroll questioned sewer and he stated that it was there but probably needed to be redone. Schreiner gave the Wilkens the number for First District Health Unit regarding the septic system.

Moved by Krebsbach, seconded by Kroll, to recommend approval to the Board of County Commissioners the request from Brandon and Kristine Wilkens of Parshall, ND, for a conditional use permit for land located in the NW¼NE¼ of Section 24, Township 150 North, Range 88 West, known as Outlot A, consisting of 5.31 acres, to construct a non-farm structure on agricultural lands. Roll Call Vote: Aye: Britton, Saari, Kroll, Krebsbach, and Hultberg. Nay: None. Absent and not voting: Matthews and Flinn. Motion carried.

There being no further business the Chairperson declared the meeting adjourned at 2:12 p.m.

Richard Hultberg, Chairperson

Nancy Leidholm, Secretary