

**Planning & Zoning Commission Proceedings**  
**Monday, October 17, 2022**

Chairperson Richard Hultberg opened the meeting at 1:30 p.m. Present were Commissioners Hultberg, Darwin Saari, Don Flinn, John Matthews, Don Simon, and County Commissioner Steve Cottingham. Also present were Property Assessor Elizabeth Patterson, Deputy Auditor Diane L. Blumhagen, Ervin Mund, Ann Oberg, and Brett Morlok.

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

Patterson presented an application submitted by Mund Family Enterprises, LLP, of Bismarck, ND, requesting approval of a Conditional Use Permit involving land located in E $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 23, Township 143 North, Range 80 West, more specifically identified as Outlot A containing 4.07 acres. The above-named applicant seeks approval of a Conditional Use Permit to construct a non-farm structure on agricultural land.

Mund stated that a house will be built on the property while utilizing the existing approach and road. The property already has all utilities and First District Health Unit will be called to inspect the septic system.

Moved by Simon, seconded by Flinn, to recommend approval to the Board of County Commissioners the request submitted by Mund Family Enterprises, LLP, of Bismarck, ND, requesting approval of a Conditional Use Permit involving land located in E $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 23, Township 143 North, Range 80 West, more specifically identified as Outlot A containing 4.07 acres. Roll Call Vote: Aye: Simon, Flinn, Cottingham, Saari, Matthews, and Hultberg. Nay: None. Motion carried.

Patterson presented an application request for a variance submitted by McLean-Sheridan Rural Water District, whose post office address is Turtle Lake, ND, requesting a variance of the setback requirements of the McLean County Zoning Ordinance involving land described as Auditor's Lot A in NE $\frac{1}{4}$  of Section 18, Township 147 North, Range 90 West, Lake Williams Township, McLean County. The above-named applicant seeks a variance to allow the construction of a commercial building closer than the required 250-foot setback from the centerline of State Highway 41 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 26, 2020.

Patterson stated that an approval letter has been received from North Dakota Department of Transportation and a letter has been sent to Lake Williams Township. Morlok stated this is an expansion of the existing water treatment plant.

Moved by Matthews, seconded by Saari, to recommend approval to the Board of County Commissioners the request submitted by McLean-Sheridan Rural Water District, whose post office address is Turtle Lake, ND, requesting a variance of the setback requirements involving land described as Auditor's Lot A in NE $\frac{1}{4}$  of Section 18, Township 147 North, Range 90 West, Lake Williams Township. Discussion followed. Roll Call Vote: Aye: Simon, Flinn, Cottingham, Saari, Matthews, and Hultberg. Nay: None. Motion carried.

There being no further business, the chairperson declared the meeting adjourned at 1:47 p.m.

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Richard Hultberg, Chairperson

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Diane L. Blumhagen, Deputy Auditor