

Planning & Zoning Commission Proceedings
Monday, September 21, 2026

Chairperson Richard Hultberg opened the meeting at 1:30 p.m. Present were Commissioners Hultberg, Don Simon, Don Flinn, John Matthews, Steven Heger, and Curt Olson. Also present were Land Use Administrator Todd Schreiner; Assistant Director of Tax Equalization Elizabeth Patterson; Deputy Auditor Lynda Snyder; Cory and Cari Olson; Tamie Dunn; Mary and Kirk Stevens; Spencer Mills; Madalyn and Lance Rambousek; and McLean County Water Resource Board Member Lynn Oberg. Absent was Commissioner Darwin Saari.

Patterson presented an application submitted by Jim and Tamie J. Dunn and Cory and Cari Olson, Minot, North Dakota, requesting a variance of the setback requirements of the McLean County Zoning Ordinance involving land located in Lot 11R, Slaters Resort Replat, Otis Township. The above-named applicants seek a variance to allow the construction of a structure closer than 15 feet from the side lot lines, as proclaimed in Subsection 6 of Section 5.2.4 of the revised McLean County Zoning Ordinance as adopted on September 1, 1982 and as amended on May 24, 2022.

Cory Olson stated they plan to tear down the current structure and two single-wide trailers will be moved to the property. He explained that the trailers will be connected by a conjoined deck. He also stated that they will use the existing septic system with a drain field and First District Health Unit has approved the project. Discussion followed.

Schreiner stated the township was sent a letter and no response was received but all neighbors have agreed to the variance. Discussion followed.

Moved by Flinn, seconded by Simon, to recommend approval to the Board of County Commissioners the application submitted by Jim and Tamie J. Dunn and Cory and Cari Olson, Minot, North Dakota, requesting a variance of the setback requirements of the McLean County Zoning Ordinance involving land located in Lot 11R, Slaters Resort Replat, Otis Township. Roll Call Vote: Aye: Simon, Flinn, Matthews, Hultberg, Heger, and Olson. Nay: None. Motion carried. Absent and not voting: Saari.

Patterson presented an application submitted by Lance and Madalyn Rambousek, Bismarck, North Dakota, requesting a variance of the setback requirements of the McLean County Zoning Ordinance involving land located in Lot 15, Brush Lake Community Resort, Wise Township. The above-named applicants seek a variance to allow the construction of a structure closer than 15 feet from the side lot lines, as proclaimed in Subsection 6 of Section 5.2.4 of the revised McLean County Zoning Ordinance as adopted on September 1, 1982 and as amended on May 24, 2022.

Lance Rambousek stated that the current single wide trailer will be removed and replaced with a stick built home and the existing septic holding tank will be used.

Moved by Simon, seconded by Matthews, to recommend approval to the Board of County Commissioners the application submitted by Lance and Madalyn Rambousek, Bismarck, North Dakota, requesting a variance of the setback requirements of the McLean County Zoning Ordinance involving land located in Lot 15, Brush Lake Community Resort, Wise Township. Roll Call Vote: Aye: Simon, Flinn, Matthews, Hultberg, Heger, and Olson. Nay: None. Motion carried. Absent and not voting: Saari.

Patterson presented an application submitted by Kirk and Mary Stevens, Coleharbor, North Dakota, requesting approval of a subdivision plat involving land located in part of Government Lot 1, Section 7, Malcolm Township, to be known as Lot 1, Scenic Waters Third Subdivision.

Kirk Stevens stated he had received approval from First District Health Unit to move forward with installing a septic system.

Oberg stated that the Water Board is in agreement with developing the lot but fill dirt will need to be brought in. He also stated that the property owners should consult First District Health Unit to make sure the drain field is installed properly.

Moved by Flinn, seconded by Simon, to recommend approval to the Board of County Commissioners the application submitted by Kirk and Mary Stevens, Coleharbor, North Dakota, requesting approval of a subdivision plat at involving land located in part of Government Lot 1, Section 7, Malcolm Township, to be known as Lot 1 Scenic Waters Third Subdivision. Roll Call Vote: Aye: Simon, Flinn, Matthews, Hultberg, Heger, and Olson. Nay: None. Motion carried. Absent and not voting: Saari.

Patterson presented an application submitted by StorMor LLC, Bismarck, North Dakota, requesting a variance of the setback requirements of the McLean County Zoning Ordinance involving land located in Outlot D in SE¼SW¼, Section 31, Township 147 North, Range 82 West. The above-named applicant seeks a variance to allow the construction of a structure closer than 250 feet from the centerline of State Highway 200, as proclaimed in Subsection 6 of Section 5.2.4 of the revised McLean County Zoning Ordinance as adopted on September 1, 1982 and as amended on May 24, 2022.

Schreiner stated that because the variance involves a state highway setback, an email was received from the North Dakota Department of Transportation confirming the variance as long as the buildings are outside of the ND DOT right of way.

Mills stated he will be adding additional storage units where a home was recently removed. Discussion followed.

Moved by Matthews, seconded by Simon, to recommend approval to the Board of County Commissioners the application submitted by StorMor LLC, Bismarck, North Dakota, requesting a variance of the setback requirements of the McLean County Zoning Ordinance involving land located in Outlot D in SE¼SW¼, Section 31, Township 147 North, Range 82 West. Roll Call Vote: Aye: Simon, Flinn, Matthews, Hultberg, Heger, and Olson. Nay: None. Motion carried. Absent and not voting: Saari.

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

There being no further business, the chairperson declared the meeting adjourned at 2:22 p.m.

Richard Hultberg, Chairperson

Lynda Snyder, Deputy Auditor