

Planning & Zoning Commission Proceedings
Tuesday, February 19, 2019

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

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

Leon Delker of Coleharbor was present to request a variance of the setback requirements of the McLean County Zoning Ordinance for land described as Lot 46 of Snake Creek Cottage Site located in Township 148 North, Range 83 West, Snow Township, to allow the construction of a structure closer than the required 15-foot side setback as proclaimed in subsection 4 of section 5.2.4 of the revised McLean County Zoning Ordinance as adopted on September 1, 1981 and as amended on January 1, 2019. Delker informed the commission that he is building a two-story home with a three-stall garage and a new septic system has been permitted by First District Health and rural water will be used. Neighbors have signed off in agreement.

Moved by Saari, seconded by Matthews, to recommend approval to the Board of County Commissioners the variance request from Leon Delker of Coleharbor for land described as Lot 46 of Snake Creek Cottage Site located in Township 148 North, Range 83 West, Snow Township, to allow the construction of a structure closer than the required 15-foot side setback. Roll Call Vote: Aye: Flinn, Kroll, Saari, Matthews, and Hultberg. Nay: None. Absent and not voting: Krebsbach and Britton. Motion carried.

Perry Hesch of Knife River Corporation, Bismarck, was present to request approval of a conditional use permit for land described as the NE $\frac{1}{4}$ NW $\frac{1}{4}$ and NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 2, Township 147 North, Range 79 West, consisting of 34 acres, to operate a sand and gravel pit for mining, processing and selling of sand and gravel products. Schreiner stated that a letter was sent to Wise Township with no response although Wise Township Chairman Byron Fiedler has signed the haul road and maintenance agreement for the use of approximately $\frac{3}{4}$ of a mile of a gravel road on 12th Street NW from County Road 33 to the east. Discussion followed regarding a road project coming up for bid in March that some of the gravel could be used for.

Moved by Saari, seconded by Flinn, to recommend approval to the Board of County Commissioners the conditional use permit request from Knife River Corporation of Bismarck for land described as the NE $\frac{1}{4}$ NW $\frac{1}{4}$ and NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 2, Township 147 North, Range 79 West, consisting of 34 acres, to operate a sand and gravel pit for mining, processing and selling of sand and gravel products. Roll Call Vote: Aye: Flinn, Kroll, Saari, Matthews, and Hultberg. Nay: None. Absent and not voting: Krebsbach and Britton. Motion carried.

There being no further business, the chairperson declared the meeting adjourned at 1:45 p.m.

Chairperson, Richard Hultberg

Secretary, Nancy Leidholm