

**Planning & Zoning Commission Proceedings**  
**Monday, June 21, 2021**

Chairperson Richard Hultberg opened the meeting at 1:30 p.m. Present were Commissioners Hultberg, Don Simon, Don Flinn, Darwin Saari, and County Commissioner Steve Cottingham. Also present were Land Use Administrator Todd Schreiner, DeeAnn Lowry, Derek Fiedler, Byron Fiedler, Deputy Auditor Diane L. Blumhagen, and Ralph Mancini of BHG News Service. Absent were Commissioners Glenn Earl and John Matthews.

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

Schreiner requested to amend the date of the previous meeting minutes from February 16, 2021 to February 15, 2021.

Moved by Cottingham, seconded by Simon, to amend the date of the previous meeting minutes to February 15, 2021. Roll Call Vote: Aye: Simon, Flinn, Saari, Cottingham, and Hultberg. Nay: None. Absent and not voting: Earl and Matthews. Motion carried.

Commissioner Glenn Earl joined the meeting.

Schreiner presented an application submitted by DeeAnn Lowry, of Garrison, ND, requesting approval of a zoning change involving land located in SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 16, Township 148 North, Range 86 West, more specifically identified as Outlot A, containing 4.29 acres. The above-named applicant seeks approval of a zoning change to develop an RV campground with 25 to 30 sites. Schreiner corrected the advertised listing which included Outlot B containing 1.58 acres instead of Outlot A.

Lowry explained that she decided on 25 camping sites with each of them being serviced with electricity hook-ups. The campsites will be approximately 60 x 30 with a gravel pad for the campers to be parked on, and 30-feet between each campsite. First District Health Unit has given approval. There will be a water well on-site but only for irrigation purposes, it will not be accessible to the campers. Nygard will be widening the road to 12-feet and it will be crowned to allow water run-off on each side. There will not be a septic system at the campground.

Moved by Flinn, seconded by Simon, to recommend approval to the Board of County Commissioners the request submitted by DeeAnn Lowry, of Garrison, ND, requesting approval of a zoning change involving land located in: SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 16, Township 148 North, Range 86 West, more specifically identified as Outlot A containing 4.29 acres. Roll Call Vote: Aye: Simon, Flinn, Earl, Saari, Cottingham, and Hultberg. Nay: None. Absent and not voting: Matthews. Motion carried.

An application submitted by Derek Fiedler, of Mercer, ND, requesting approval of a Conditional Use Permit involving land located in the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 14, Township 147 North, Range 79 West, containing 4.0 acres. The above-named applicant seeks approval of a Conditional Use Permit to construct a non-farm structure on agricultural land.

Derek Fiedler explained that a two-story house with an attached two-stall garage will be constructed. An application has been submitted to the County Highway Superintendent James Grey for a road to the building. He will have a well dug on the property and McLean Electric has been contacted. The structure will be a 48x48 two-story house with a crawlspace. 701 Dirt Works, LLC will be completing the road and septic system.

Moved by Earl, seconded by Saari, to recommend approval to the Board of County Commissioners the request submitted by Derek Fiedler, of Mercer, ND, requesting approval of a Conditional Use Permit involving land located in the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 14, Township 147 North, Range 79 West, containing 4.0 acres. Roll Call Vote: Aye: Simon, Flinn, Earl, Saari, Cottingham, and Hultberg. Nay: None. Absent and not voting: Matthews. Motion carried.

There being no further business, the chairperson declared the meeting adjourned at 1:55 p.m.

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Richard Hultberg, Chairperson

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Diane L. Blumhagen, Deputy Auditor