

Planning & Zoning Commission Proceedings
Monday, April 20, 2026

Chairperson Richard Hultberg opened the meeting at 1:30 p.m. Present were Commissioners Hultberg, Don Simon, Don Flinn, Steven Heger, John Matthews, and Darwin Saari. Also present were Land Use Administrator Todd Schreiner; Assistant Director of Tax Equalization Elizabeth Patterson; Deputy Auditor Lynda Snyder; Rainbow Energy Director of Projects Jon Price; Zac Schlichting; and Frans Uys. Absent: Curt Olson.

Steven Heger was introduced and welcomed to the Planning and Zoning Commission.

Patterson presented an application submitted by Frans Johan and Gertrudia Maria Uys of Underwood, North Dakota, requesting approval of a conditional use permit involving land located in the W½SW¼SW¼SE¼ of Section 35, Township 146 North, Range 82 West. The above-named applicants seek approval to construct a non-farm structure on agricultural land.

Uys stated that a residential home will be built with a double garage. He also stated that there is not a well or rural water present but First District Health has been contacted. Uys explained that an approach will need to be added to enter the property and Road Superintendent Jim Grey will be contacted. Discussion followed.

Moved by Flinn, seconded by Simon, to recommend approval to the Board of County Commissioners the application submitted by Frans Johan and Gertrudia Maria Uys requesting approval of a conditional use permit involving land located in the W½SW¼SW¼SE¼ of Section 35, Township 146 North, Range 82 West. Roll Call Vote: Aye: Simon, Flinn, Heger, Hultberg, Saari, and Matthews. Nay: None. Absent and not voting: Olson. Motion carried.

Patterson presented an application submitted by Rainbow Energy of Underwood, North Dakota, requesting approval of a zoning change involving 60 acres of land located in the S½N½S½SE¼, S½SW¼SE¼, and SE¼SE¼SE¼ of Section 18, Township 145 North, Range 82 West. The above-named applicant seeks a zoning change from agricultural to commercial to allow for continued use of generation in McLean County.

Price stated that the land was not owned by Rainbow Energy when the original zoning change was done and they would like to expand the area now that ownership has changed.

Moved by Simon, seconded by Flinn, to recommend approval to the Board of County Commissioners the application submitted by Rainbow Energy of Underwood, North Dakota, requesting approval of a zoning change involving 60 acres of land located in the S½N½S½SE¼, S½SW¼SE¼, and SE¼SE¼SE¼ of Section 18, Township 145 North, Range 82 West to allow for continued use of generation in McLean County. Discussion followed. Roll Call Vote: Aye: Simon, Flinn, Heger, Hultberg, Saari, and Matthews. Nay: None. Absent and not voting: Olson. Motion carried.

Patterson presented an application submitted by Zac Schlichting of Garrison, North Dakota, requesting approval of a conditional use permit involving 3.76 acres of land located in Outlot A in S½SW¼ of Section 2, Township 148 North, Range 85 West (St. Mary Township), to construct a non-farm structure on agricultural land.

Schlichting stated that a new house with an attached garage will be brought onto the property. He also stated that First District Health and McLean Electric have both been contacted and a new well will need to be dug. A letter was sent to St. Mary Township and no response was received.

Moved by Simon, seconded by Saari, to recommend approval to the Board of County Commissioners the application submitted by Zac Schlichting of Garrison, North Dakota, requesting approval of a conditional use permit involving 3.76 acres of land located in Outlot A in S½SW¼ of Section 2, Township 148 North, Range 85 West (St. Mary Township), to construct a non-farm structure on agricultural land. Roll Call Vote: Aye: Simon, Flinn, Heger, Hultberg, Saari, and Matthews. Nay: None. Absent and not voting: Olson. Motion carried.

There being no further business, the chairperson declared the meeting adjourned at 1:50 p.m.

Richard Hultberg, Chairperson

Lynda Snyder, Deputy Auditor