

Planning & Zoning Commission Proceedings
Monday, May 18, 2026

Chairperson Richard Hultberg opened the meeting at 1:30 p.m. Present were Commissioners Hultberg, Don Flinn, Steven Heger, John Matthews, Darwin Saari, Don Simon, and Curt Olson. Also present were Land Use Administrator Todd Schreiner; Assistant Director of Tax Equalization Elizabeth Patterson; Deputy Auditor Lynda Snyder; Michael and Maria Wanzek, Jeff McElwain, and Josh Thompson.

Moved by Olson, seconded by Saari, to approve minutes from the meeting held on March 16, 2026 as submitted. Roll Call Vote: Aye: Simon, Flinn, Heger, Matthews, Saari, Olson, and Hultberg. Nay: None. Motion carried.

Moved by Matthews, seconded by Heger, to approve minutes from the meeting held on April 20, 2026 as submitted. Roll Call Vote: Aye: Simon, Flinn, Heger, Matthews, Saari, Olson, and Hultberg. Nay: None. Motion carried.

Patterson presented an application submitted by Michael and Maria Wanzek, Bismarck, North Dakota, requesting approval of a variance of the setback requirements of the McLean County Zoning Ordinance involving land located in Lots 17 & 18 adjacent to Stutes Blue Lake Subdivision, NE ¼ of Section 21, Wise Township. The above-named applicants seek a variance to allow construction of a structure closer than 25 feet from the front lot line, 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.

Michael Wanzek stated that he would like to construct a garage for storage and remove an old camper currently on the property. Discussion followed.

Schreiner stated a letter was sent to Wise Township with no response and neighbors have signed off in approval of the variance. Discussion followed.

Moved by Matthews, seconded by Flinn, to recommend approval to the Board of County Commissioners the request submitted by Michael and Maria Wanzek, requesting variance of the setback requirements of the McLean County Zoning Ordinance involving land located in Lots 17 & 18 adjacent to Stutes Blue Lake Subdivision, NE ¼ of Section 21, Wise Township. Roll Call Vote: Aye: Simon, Flinn, Heger, Matthews, Saari, Olson, and Hultberg. Nay: None. Motion carried.

Patterson presented an application submitted by Jeffrey J. and Holly R. McElwain, Minot, North Dakota, requesting approval of a variance of the setback requirements of the McLean County Zoning Ordinance involving land located in Lot 114, Snake Creek Cottage Site, Malcolm Township. The above-named applicants seek a variance to allow construction of a structure closer than 200 feet from the front lot line which is a county paved roadway (County Road 8), 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.

McElwain stated that he wasn't aware of this ordinance when the property was purchased to construct a shop and future residential home and has met with Highway Superintendent Jim Grey to discuss his plans for a future home and Grey approved the variance. He also stated his neighbors have approved the variance. Discussion followed.

Moved by Flinn, seconded by Simon, to recommend approval to the Board of County Commissioners the request submitted by Jeffrey J. and Holly R. McElwain requesting variance of the setback requirements of the McLean County Zoning Ordinance involving land located in Lot 114, Snake Creek Cottage Site, Malcolm Township. Roll Call Vote: Aye: Simon, Flinn, Heger, Matthews, Saari, Olson, and Hultberg. Nay: None. Motion carried.

Patterson presented an application submitted by Joshua Thompson (Jeremy and Karen Thompson, landowners), Max, North Dakota, requesting approval of a conditional use permit involving four acres of land located in Outlot C in Government Lot 1, Section 7, Township 149 North, Range 82 West. The above-named applicant seeks approval of a conditional use permit to construct a non-farm structure on agricultural land.

Thompson stated he will build a home with an attached garage and full basement on the property. He also stated that First District Health and McLean Electric Cooperative have been contacted. Thompson explained that an easement will be granted on the land in order for a shared road to be used as entry to the property. Discussion followed.

Moved by Matthews, seconded by Simon, to recommend approval to the Board of County Commissioners the request submitted by Joshua Thompson (Jeremy and Karen Thompson, landowners), Max, North Dakota, requesting approval of a conditional

use permit involving four acres of land located in Outlot C in Government Lot 1, Section 7, Township 149 North, Range 82 West. Roll Call Vote: Aye: Simon, Flinn, Heger, Matthews, Saari, Olson, and Hultberg. Nay: None. Motion carried.

There being no further business, the chairperson declared the meeting adjourned at 2:03 p.m.

Richard Hultberg, Chairperson

Lynda Snyder, Deputy Auditor