

Planning & Zoning Commission Proceedings

Monday, June 15, 2026

Chairperson Richard Hultberg opened the meeting at 1:30 p.m. Present were Commissioners Hultberg, Don Simon, John Matthews, Darwin Saari, and Curt Olson. Also present were Land Use Administrator Todd Schreiner; Assistant Director of Tax Equalization Elizabeth Patterson; Deputy Auditor Lynda Snyder; John Keller; Marquise and Ben Hudgen; Bill Whalen; Pat Krueger; Mike Reim; Curtis Skaley; Landon Niemiller, AICP, Swenson Hagen & Company; Kathy Skaley; Mary Skaley; Sherry Korus; Kevin Korus; Brett Mathern; Moore Engineering Project Manager Josh Reiner; and Nathan Kupfer. Absent were Commissioners Don Flinn and Steven Heger.

Moved by Matthews, seconded by Olson, to approve minutes from the meeting held on May 18, 2026 as submitted. Roll Call Vote: Aye: Simon, Matthews, Saari, Olson, and Hultberg. Nay: None. Motion carried. Absent and not voting: Flinn and Heger.

Patterson presented an application submitted by Michael J. Reim of Underwood, North Dakota, requesting approval of a zoning change involving 2.3 acres of land located in Outlot A in SE¼SE¼ of Section 24, Township 145 North, Range 84 West. The above-named applicant seeks a zoning change from residential to agricultural.

Riem stated he no longer plans to build a house on this property and would like it zoned as agriculture for 2027. Discussion followed.

Moved by Simon, seconded by Saari, to recommend approval to the Board of County Commissioners the request submitted by Michael J. Reim of Underwood, North Dakota, of a zoning change involving 2.3 acres of land located in Outlot A in SE¼SE¼ of Section 24, Township 145 North, Range 84 West. Roll Call Vote: Aye: Simon, Matthews, Saari, Olson, and Hultberg. Nay: None. Motion carried. Absent and not voting: Flinn and Heger.

Patterson presented an application requesting approval of a Conditional Use Permit submitted by Ben and Marquise Hudgen, Garrison North Dakota, involving 5.82 acres of land located in Outlot G in the SE¼SW¼, Section 9, Township 148 North, Range 84 West. The above-named applicants seek approval to construct a non-farm structure on agricultural land.

Hudgen stated they plan to build a slab-on-grade home with a double garage. He also stated the existing approaches can be used and Garrison Rural Water and First District Health Unit have been contacted. Discussion followed.

Moved by Olson, seconded by Simon, to recommend approval to the Board of County Commissioners the request submitted by Ben and Marquise Hudgen, Garrison North Dakota, of a Conditional Use Permit involving 5.82 acres of land located in Outlot G in the SE¼SW¼, Section 9, Township 148 North, Range 84 West. Roll Call Vote: Aye: Simon, Matthews, Saari, Olson, and Hultberg. Nay: None. Motion carried. Absent and not voting: Flinn and Heger.

Patterson presented an application submitted by Patrick W. and Katie R. Krueger, Bismarck, North Dakota, requesting approval of a Conditional Use Permit involving 1.50 acres of land located in Outlot A in Government Lot 5, Section 35, St. Mary Township. The above-named applicants seek approval of a Conditional Use Permit to construct a non-farm structure on agricultural land.

Krueger stated he will be building a house. Rural water and power are being installed this week. He also stated that Highway Superintendent Jim Grey has been contacted to sign off on the road installed for the approach. Discussion followed.

Moved by Simon, seconded by Olson, to recommend approval to the Board of County Commissioners the application submitted by Patrick W. and Katie R. Krueger, Bismarck, North Dakota, of a Conditional Use Permit involving 1.50 acres of land located in Outlot A in Government Lot 5, Section 35, St. Mary Township. Roll Call Vote: Aye: Simon, Matthews, Saari, Olson, and Hultberg. Nay: None. Motion carried. Absent and not voting: Flinn and Heger.

Patterson presented an application submitted by Nathan and Michelle Kupfer, Bismarck, North Dakota, requesting a variance of the setback requirements of the McLean County Zoning Ordinance involving land located in Lot 34, Block 1, Bonnie Subdivision, Wise Township. The above-named applicants seek a variance to allow the construction of a structure closer than 15 feet from the side 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.

Kupfer stated he will be moving in a double wide and will not have a basement. He also stated that all utilities have been contacted. Discussion followed.

Schreiner stated that a letter was sent to Wise Township with no response and he has signatures from homeowners on both sides of the property approving the variance.

Moved by Mathews, seconded by Simon, to recommend approval to the Board of County Commissioners the application submitted by Nathan and Michelle Kupfer, Bismarck, North Dakota, requesting a variance of the setback requirements of the McLean County Zoning Ordinance involving land located in Lot 34, Block 1, Bonnie Subdivision, Wise Township. Discussion followed. Roll Call Vote: Aye: Simon, Matthews, Saari, Olson, and Hultberg. Nay: None. Motion carried. Absent and not voting: Flinn and Heger.

Dave Lindell joined meeting.

Patterson presented an application submitted by SKS Properties LLC, Bismarck ND, requesting approval of a subdivision plat being Outlot A, part of Government Lots 1 & 2 of the NE¼, Section 27, Wise Township. The above-named applicant seeks approval of a subdivision plat to develop a 26-lot rural residential subdivision to be known as Lots 1 through 26, Block 1, Skaley Second Addition.

Mathern stated that all roads will be built to county specifications per Road Superintendent Jim Grey. He also stated that the roads will be public and Brush Lake Recreation District has agreed to maintain the roads. Mathern explained that the subdivision will be limited to 26 lots and the covenants for the new subdivision comply with county requirements. Discuss followed.

Keller was present to express his opposition if the road to his cabin were to be vacated if the subdivision plat is approved. Discussion followed.

Moved by Simon, seconded by Olson, to recommend approval to the Board of County Commissioners the request by SKS Properties LLC for approval of a subdivision plat being Outlot A, part of Government Lots 1 & 2 of the NE¼, Section 27, Wise Township to be known as Lots 1 through 26, Block 1, Skaley Second Addition. Discussion followed. Roll Call Vote: Aye: Simon, Matthews, Saari, Olson, and Hultberg. Nay: None. Motion carried. Absent and not voting: Flinn and Heger.

Patterson presented an application submitted by Harry and Sharon Hottel, Fontana, California, requesting approval of a subdivision plat involving land located in NE¼NE¼, Section 36, St. Mary Township. The above-named applicants seek approval of a subdivision plat to develop a 10-lot rural residential subdivision to be known as Lots 1 through 10, Block 1, Hottel First Subdivision.

Reiner explained that the subdivision will be made up of ten lots ranging from one and a half acres to just over two acres. He stated that all utilities have been contacted and have expressed that they are able to serve the subdivision. Discussion followed.

Moved by Simon, seconded by Saari, to recommend approval to the Board of County Commissioners the request by Harry and Sharon Hottel for approval of a subdivision plat involving land located in NE¼NE¼, Section 36, St. Mary Township to be known as Lots 1 through 10, Block 1, Hottel First Subdivision. Roll Call Vote: Aye: Simon, Matthews, Saari, Olson, and Hultberg. Nay: None. Motion carried. Absent and not voting: Flinn and Heger.

There being no further business, the chairperson declared the meeting adjourned at 2:16 p.m.

Richard Hultberg, Chairperson

Lynda Snyder, Deputy Auditor