

## **Planning & Zoning Commission Proceedings**

**Monday, August 17, 2026**

Chairperson Richard Hultberg opened the meeting at 1:30 p.m. Present were Commissioners Hultberg, Don Simon, Don Flinn, and Curt Olson. Also present were Land Use Administrator Todd Schreiner; Assistant Director of Tax Equalization Elizabeth Patterson; Deputy Auditor Lynda Snyder; Dana Lizotte; and Garrison Rural Water District Office Manager Karmen Seidler. Absent: John Matthews, Darwin Saari, and Steven Heger.

Patterson presented an application submitted by Allo Towers in care of the State of North Dakota, Wayzata, Minnesota requesting approval of a Conditional Use Permit involving land owned by Suydam Family Farms, LLLP located in a portion of the SE¼, Section 3, Township 149 North, Range 87 West. The above-named applicant seeks approval of a Conditional Use Permit to allow for a 356' guy-wired public safety tower on agricultural land.

Allo Towers representative Rob Viera joined the meeting via telephone and answered questions regarding the tower being installed. Discussion followed.

Schreiner stated that no response was received from the letter sent to Roseglen Township. Viera went on to explain that he had been contacted by the Minot Air Force Base requesting the Federal Aviation Administration (FAA) be contacted to analyze the project. He stated that the FAA was contacted and the proper paperwork was submitted and approval is pending. Discussion followed.

Moved by Olson, seconded by Simon, to recommend approval to the Board of County Commissioners the application submitted by Allo Towers in care of the State of North Dakota, Wayzata, Minnesota requesting approval of a Conditional Use Permit involving land owned by Suydam Family Farms, LLLP located in a portion of the SE¼, Section 3, Township 149 North, Range 87 West. Discussion followed. Roll Call Vote: Aye: Simon, Flinn, Hultberg, and Olson. Nay: None. Motion carried. Absent and not voting: Matthews, Saari, and Heger.

Patterson presented an application submitted by Garrison Rural Water District, Garrison, North Dakota requesting approval of a zoning change involving 1.51 acres of land owned by Marlowe and Jean R Miller located in Outlot A in NW¼SW¼SE¼, Section 8, Township 148 North, Range 85 West. The above-named applicant seeks a zoning change from agricultural to commercial for construction of a reservoir and pump station to distribute water to rural users.

Seidler stated that existing approaches and culverts will be used at the site where a 125,000-gallon reservoir tank and pumping station will be installed and enclosed in a fence. Discussion followed.

Moved by Simon, seconded by Olson, to recommend approval to the Board of County Commissioners the application submitted by Garrison Rural Water District, Garrison, North Dakota requesting approval of a zoning change involving 1.51 acres of land owned by Marlowe and Jean R Miller located in Outlot A in NW¼SW¼SE¼, Section 8, Township 148 North, Range 85 West. Roll Call Vote: Aye: Simon, Flinn, Hultberg, and Olson. Nay: None. Motion carried. Absent and not voting: Matthews, Saari, and Heger.

Patterson presented an application submitted by Kyle and Dana Lizotte, Max, North Dakota requesting approval of a Conditional Use Permit involving 2.01 acres of land located in Outlot A in the NE¼SE¼, Section 18, Township 150 North, Range 83 West. The above-named applicants seek approval of a Conditional Use Permit to allow for the construction of a non-farm structure on agricultural land.

Lizotte stated they plan to move a double-wide trailer house onto the property. She also stated Rural Water and Mclean Electric will serve the site and a new septic system will be installed.

Moved by Olson, seconded by Simon, to recommend approval to the Board of County Commissioners the application submitted by Kyle and Dana Lizotte, Max, North Dakota requesting approval of a Conditional Use Permit involving 2.01 acres of land located in Outlot A in the NE¼SE¼, Section 18, Township 150 North, Range 83 West. Roll Call Vote: Aye: Simon, Flinn, Hultberg, and Olson. Nay: None. Motion carried. Absent and not voting: Matthews, Saari, and Heger.

Patterson presented an application submitted by Nicholas A. and Natasha A. Thompson, Max, North Dakota requesting approval of a Conditional Use Permit involving 4.19 acres of land located in Outlot A in the NE¼NW¼, Section 7, Township 149 North, Range 82 West. The above-named applicants seek approval of a Conditional Use Permit to allow for the construction of a non-farm structure on agricultural land.

Nicholas Thompson joined the meeting via telephone and stated that they currently own a trailer home and garage in the City of Max that will be moved to this property. He also stated the road has been built up and the existing approach will be used. Thompson stated that a new septic system will be installed and First District Health has approved the new septic system.

Moved by Olson, seconded by Simon, to recommend approval to the Board of County Commissioners the application submitted by Nicholas A. and Natasha A. Thompson, Max, North Dakota requesting approval of a Conditional Use Permit involving 4.19 acres of land located in Outlot A in the NE¼NW¼, Section 7, Township 149 North, Range 82 West. Roll Call Vote: Aye: Simon, Flinn, Hultberg, and Olson. Nay: None. Motion carried. Absent and not voting: Matthews, Saari, and Heger.

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

There being no further business, the chairperson declared the meeting adjourned at 2:00 p.m.

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Richard Hultberg, Chairperson

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Lynda Snyder, Deputy Auditor