

Planning & Zoning Commission Proceedings

Tuesday January 21, 2025

Chairperson Richard Hultberg opened the meeting at 1:30 p.m. Present were Commissioners Hultberg, Don Simon, Don Flinn, John Matthews, and Darwin Saari, and County Commissioner Steve Cottingham. Also present were Land Use Administrator Todd Schreiner; Assistant Director of Tax Equalization Elizabeth Patterson; Administrative Assistant/Receptionist Lynda Snyder; Rick Hedberg, Jade Strecker, Nathan Strecker and David Abel of Sundre Sand & Gravel Inc. Absent: Underwood City Auditor Courtney Adams.

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

Patterson presented an application submitted by Rick J. & Andrea J. Hedberg, whose post office address is Minot, North Dakota, requesting approval of a variance involving land located in Lot 5, Deepwater Creek Cabin Site, Township 149 North, Range 90 West. 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.

Hedberg stated that he currently has a shed and bunk house with no foundation that will be demolished to accommodate building the double garage on a foundation in the same location. Discussion followed.

Moved by Matthews, seconded by Simon, to recommend to the Board of County Commissioners the request submitted by Rick J. & Andrea J. Hedberg, requesting approval of a variance involving land located in Lot 5, Deepwater Creek Cabin Site, Township 149 North, Range 90 West. Discussion followed. Roll Call Vote: Aye: Simon, Flinn, Matthews, Saari, Hultberg, and Cottingham. Nay: None. Motion carried. Absent and not voting: Adams.

Patterson presented an application submitted by Sundre Sand & Gravel, Inc., Minot, North Dakota (on behalf of landowner, Nathan Strecker), requesting approval of a conditional use permit involving land located in the E½SE¼ of Section 11 and SW¼ of Section 12, Township 143 North, Range 81 West. The above-named applicant seeks approval of a Conditional Use Permit to expand the existing sand and gravel pit for mining, processing and selling of sand and gravel products.

Abel stated that the length of the contract will be approximately five years and bonding is in place. An Archeological study was completed and work at the pit will begin this spring after load restrictions have been lifted.

Schreiner stated that the haul road has been approved but will need some improvements.

Moved by Flinn, seconded by Simon, to recommend to the Board of County Commissioners the request submitted by Sundre Sand & Gravel, Inc., Minot, North Dakota (Nathan Strecker – landowner), a conditional use permit involving land located in the E½SE¼ of Section 11 and SW¼ of Section 12, Township 143 North, Range 81 West. The above-named applicant seeks approval of a conditional use permit to expand the existing sand and gravel pit for mining, processing and selling of sand and gravel products. Roll Call Vote: Aye: Simon, Flinn, Matthews, Saari, Hultberg, and Cottingham. Nay: None. Motion carried. Absent and not voting: Adams.

There being no further business, the chairperson declared the meeting adjourned at 1:43 p.m.

Richard Hultberg, Chairperson

Lynda Snyder, Administrative Assistant