

## Planning & Zoning Commission Proceedings

Monday, March 16, 2026

Chairperson Richard Hultberg opened the meeting at 1:30 p.m. Present were Commissioners Hultberg, Don Simon, Don Flinn, John Matthews, Darwin Saari, and County Commissioner Curt Olson. Also present were Land Use Administrator Todd Schreiner; Assistant Director of Tax Equalization Elizabeth Patterson; Deputy Auditor Lynda Snyder; McLean County Water Resource Board Member Lynn Oberg; Patrick Bair; Annie Bennett; and Rockie Stavn.

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

Patterson presented a subdivision plat approval request submitted by Patrick Bair, Mandan, North Dakota, requesting approval of a subdivision plat involving land located in all of Outlot B in the NW¼ of Section 19, Victoria Township, of McLean County, to develop a 3-lot rural residential subdivision to be known as Lots 1 through 3, Block 1, Wolf Creek Woods Subdivision.

Bair stated that he would like to make his seven acres being discussed into a 3-lot subdivision. He also stated that each lot will have its own approach, which eliminated the need for a Home Owner's Association and necessary covenants will be in place. Bair indicated that Highway Superintendent Jim Grey has reviewed the request and has no issues. Discussion followed.

Oberg presented some drainage issues that the McLean County Water Board has been involved with in the neighboring Wolf Creek Subdivision. He explained that the water should have been drained towards Lake Sakakawea but is drained through the development. Oberg stated that with Wolf Creek Subdivision's permission, the McLean County Water Board plans to install two culverts to allow water to be drained properly in order to avoid water backing up into other homeowner's property. Discussion followed.

Moved by Simon, seconded by Saari, to recommend approval to the Board of County Commissioners the request submitted by Patrick Bair, Mandan, North Dakota, requesting approval of a subdivision plat involving land located in all of Outlot B in the NW¼ of Section 19, Victoria Township, of McLean County, to develop a 3-lot rural residential subdivision to be known as Lots 1 through 3, Block 1, Wolf Creek Woods Subdivision. Roll Call Vote: Aye: Simon, Flinn, Matthews, Saari, Hultberg, and Olson. Nay: None. Motion carried.

Patterson presented a variance request submitted by Annie and Tyler Bennett, Bismarck, North Dakota, requesting a variance of the setback requirements of the McLean County Zoning Ordinance involving land located in Lot 11, Blk 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 lines, 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.

Bennett stated that they have moved their older mobile home off of their lot on Blue Lake and would like to replace it with a modular home. She also stated the property has an existing septic system and rural water is present. Schreiner stated that the neighbors have approved the variance and letters were sent to Wise Township with no response received. Discussion followed.

Moved by Flinn, seconded by Simon, to recommend approval to the Board of County Commissioners the request submitted by Annie and Tyler Bennett, Bismarck, North Dakota, requesting a variance of the setback requirements of the McLean County Zoning Ordinance involving land located in Lot 11, Blk 1, Bonnie Subdivision, Wise Township. Roll Call Vote: Aye: Simon, Flinn, Matthews, Saari, Hultberg, and Olson. Nay: None. Motion carried.

There being no further business, the chairperson declared the meeting adjourned at 1:57 p.m.

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Richard Hultberg, Chairperson

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Lynda Snyder, Deputy Auditor