

## Planning & Zoning Commission Proceedings

Monday April 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 Curt Olson. Also present were Land Use Administrator Todd Schreiner; Administrative Assistant/Receptionist Lynda Snyder; Jon Markle; and Michael Krueger. 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 Olson. Nay: None. Motion carried. Absent and not voting: Adams.

Debbie Howe joined via telephone.

Schreiner presented an application submitted by Debbie Howe, whose post office address is Garrison, North Dakota requesting approval of a variance of the setback requirements of the McLean County Zoning Ordinance involving land located in Lot 1 Block 2, Lakeview Estates, Section 30, Township 148 North, Range 84 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.

Howe explained that the existing garage is not attached and has become a challenge for her elderly mother. Due to drainage issues this is the only location for the garage and the neighbor has signed off on this variance. Howe also stated that a driveway will need to be put in after the old garage is tore down and construction will start in July. Discussion followed.

Moved by Saari, seconded by Simon, to recommend to the Board of County Commissioners the request submitted by Debbie Howe, whose post office address is Garrison, North Dakota requesting approval of a variance of the setback requirements of the McLean County Zoning Ordinance involving land located in Lot 1 Block 2, Lakeview Estates, Section 30, Township 148 North, Range 84 West. Roll Call Vote: Aye: Simon, Flinn, Matthews, Saari, Hultberg, and Olson. Nay: None. Motion carried. Absent and not voting: Adams.

Schreiner presented an application submitted by Jon Markle, whose post office address is Minot, North Dakota, requesting a variance of the setback requirements of the McLean County Zoning Ordinance involving land located in Lot 2, Lodgepole 2<sup>nd</sup> Addition, Township 148 North, Range 90 West. The applicant seeks a variance to allow the 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.

Markle explained that the addition would be on the north and south ends of the existing garage and his three adjacent neighbors have signed off on the addition. Markle stated that construction would start in a few weeks and be completed by July or August.

Schreiner stated that Highway Superintendent Jim Grey has reviewed the variance request and found no issues. Discussion followed.

Moved by Matthews, seconded by Simon, to recommend to the Board of County Commissioners the request submitted by Jon Markle, whose post office address is Minot, North Dakota, requesting a variance of the setback requirements of the McLean County Zoning Ordinance involving land located in Lot 2, Lodgepole 2<sup>nd</sup> Addition, Township 148 North, Range 90 West. Discussion followed. Roll Call Vote: Aye: Simon, Flinn, Matthews, Saari, Hultberg, and Olson. Nay: None. Motion carried. Absent and not voting: Adams.

Schreiner presented an application submitted by Michael Krueger, whose post office address is Garrison, North Dakota, requesting a variance of the setback requirements of the McLean County Zoning Ordinance involving land located in 10.003 AC Tract in SE¼ Section 33, Township 148 North, Range 85 West in St Mary's Township. The above-named applicants seek a variance to allow the construction of a structure closer than 125 feet from the center line of the road, 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.

Krueger stated that he would like to construct a pole building and St Mary's township has signed off on the variance request.

Schreiner stated that Highway Superintendent Jim Grey has reviewed the variance request and found no issues. Discussion followed.

Moved by Olson, seconded by Simon, to recommend to the Board of County Commissioners the request submitted by Michael Krueger, whose post office address is Garrison, North Dakota, requesting a variance of the setback requirements of the McLean County Zoning Ordinance involving land located in 10.003 AC Tract in SE¼ Section 33, Township 148 North, Range 85 West in St Mary's Township. Discussion followed. Roll Call Vote: Aye: Simon, Flinn, Matthews, Saari, Hultberg, and Olson. Nay: None. Motion carried. Absent and not voting: Adams. Discussion followed.

Schreiner shared that some upcoming projects for data storage will present some changes to ordinances. Discussion followed.

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, Administrative Assistant