

Planning & Zoning Commission Proceedings

Monday, May 19, 2025

Chairperson Richard Hultberg opened the meeting at 1:30 p.m. Present were Commissioners Hultberg, Don Simon, Don Flinn, Darwin Saari, and County Commissioner Curt Olson. Also present were Land Use Administrator Todd Schreiner; Deputy Auditor Diane L Blumhagen; Rick Olson; Dave Olson; Ron Hummel; Kohl Miller; Tanner Freeman; Gregory Feser; and Larry Smith. Absent: John Matthews and Courtney Adams.

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

Schreiner presented an application submitted by Tanner James and Maria Kari Freeman of Turtle Lake, ND, requesting approval of a Conditional Use Permit involving land located in Outlot A in the North 712' of the N $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 35, Township 148 North, Range 80 West. The above-named applicants seek approval of a Conditional Use Permit to construct a non-farm structure on agricultural land.

Freeman stated the current house on the property will be demolished and new house will be built about 50 yards from the site. He went on to say the existing approach and driveway will be utilized, the property has rural water, and a permit has been obtained for the septic system. Schreiner stated that a letter has been sent to Lake Williams Township with no response back.

Moved by Simon, seconded by Saari, to recommend approval to the Board of County Commissioners the application submitted by Tanner James and Maria Kari Freeman of Turtle Lake, ND, requesting approval of a Conditional Use Permit involving land located in Outlot A in the North 712' of the N $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 35, Township 148 North, Range 80 West. Roll Call Vote: Aye: Simon, Flinn, Olson, Hultberg, and Saari. Nay: None. Motion carried. Absent and not voting: Matthews and Adams.

Schreiner presented an application submitted by Kohl Miller of Minot, ND, on behalf of owner Ronald Hummel, requesting approval of a Conditional Use Permit involving land located in Outlot C in Government Lot 1, also known as NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18, Township 148 North, Range 83 West, Snow Township. The above-named applicant seeks approval of a Conditional Use Permit to construct a non-farm structure on agricultural land.

Miller stated he plans to build a house and garage on the property and will utilize the existing approach. Miller also stated that First District Health Unit has been contacted along with utilities. Schreiner stated that a letter has been sent to Snow Township with no response back.

Moved by Olson, seconded by Simon, to recommend approval to the Board of County Commissioners the application submitted by Kohl Miller of Minot, ND, on behalf of owner Ronald Hummel, requesting approval of a Conditional Use Permit involving land located in Outlot C in Government Lot 1, also known as NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18, Township 148 North, Range 83 West, Snow Township. Roll Call Vote: Aye: Simon, Flinn, Olson, Hultberg, and Saari. Nay: None. Motion carried. Absent and not voting: Matthews and Adams.

Cynthia Bossert joined the meeting via phone.

Schreiner presented an application submitted by Mikel E. Lindseth and Cynthia L. Bossert, whose post office address is Velva, ND, requesting a variance of the setback requirements of the McLean County Zoning Ordinance involving land located in Lot 13 & adjacent westerly 10', Otto's West Side Subdivision, Otis Township. The above-named applicants seek a variance to allow the construction of a structure closer than 15 feet from the side lot lines and 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.

Bossert stated they plan to move a double-wide trailer house onto the property on the same location that a wood structure was demolished. Bossert stated that current approaches will be utilized and the property has a holding tank and well water. Schreiner stated that a letter has been sent to Otis Township with no response back.

Moved by Flinn, seconded by Simon, to recommend approval to the Board of County Commissioners the application submitted by Mikel E. Lindseth and Cynthia L. Bossert, whose post office address is Velva, ND, requesting a variance of the setback requirements of the McLean County Zoning Ordinance involving land located in Lot 13 & adjacent westerly 10', Otto's West Side Subdivision, Otis Township. Roll Call Vote: Aye: Simon, Flinn, Olson, Hultberg, and Saari. Nay: None. Motion carried. Absent and not voting: Matthews and Adams.

Schreiner presented an application submitted by Dave Olson of Raging River Properties, LLC, Richardton, ND, requesting approval of a subdivision plat involving land located in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 34, Township 148 North, Range 85 West, to be known as Lots 1 through 9 Raging River East Subdivision. The above-named applicant seeks approval of a subdivision plat: to develop a 9-lot rural, residential subdivision to be known as Lots 1- 9, of Raging River East Subdivision.

Dave Olson stated the development would consist of 9 lots utilizing the existing township road and that four approaches would be created. Schreiner stated the Water Board has visited the site. Hultberg asked Dave Olson about the plans for weed control and Olson stated that corn is currently planted on the site and weed control will be addressed as the lots are sold. Discussion followed.

Moved by Simon, seconded by Olson, to recommend approval to the Board of County Commissioners the application submitted by Dave Olson of Raging River Properties, LLC, Richardton, ND, requesting approval of a subdivision plat involving land located in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 34, Township 148 North, Range 85 West, to be known as Lots 1-9, Raging River East Subdivision. Discussion followed. Roll Call Vote: Aye: Simon, Flinn, Olson, Hultberg, and Saari. Nay: None. Motion carried. Absent and not voting: Matthews and Adams.

Schreiner presented an application submitted by Dave Olson of Raging River Properties, LLC, Richardton, ND, requesting approval of a subdivision plat involving land located in Lot 1 of Section 28 and Lots 1-2, SW¼NE¼ of Section 33, Township 148 North, Range 85 West, to be known as Lots 1-6, Raging River West Subdivision. The above-named applicant seeks approval of a subdivision plat for the following purpose: to develop a 6-lot rural residential subdivision to be known as Lots 1-6, Raging River West Subdivision.

Dave Olson stated the development would consist of 6 lots. Hultberg asked if the covenance are the same between the East Subdivision and this West Subdivision, Olson responded yes. Schreiner stated there will have to be a road constructed which joining the existing subdivision road to the south. Discussion followed regarding weed control of the lots.

Moved by Simon, seconded by Olson, to recommend approval to the Board of County Commissioners the application submitted by Dave Olson of Raging River Properties, LLC, Richardton, ND, requesting approval of a subdivision plat involving land located in Lot 1 of Section 28 and Lots 1-2, SW¼NE¼ of Section 33, Township 148 North, Range 85 West, to be known as Lots 1 – 6, Raging River West Subdivision. Roll Call Vote: Aye: Simon, Flinn, Olson, Hultberg, and Saari. Nay: None. Motion carried. Absent and not voting: Matthews and Adams.

There being no further business, the chairperson declared the meeting adjourned at 2:35 p.m.

Richard Hultberg, Chairperson

Diane L Blumhagen, Deputy Auditor