

Planning & Zoning Commission Proceedings

Monday, July 21, 2025

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; Bruce and Kim Nodland, and Tim and Trail Haskins. Absent was Commissioner Courtney Adams.

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

Glenn Schlichting joined via telephone.

Patterson presented an application submitted by Bernice Schlichting, whose post office address is Garrison, North Dakota, requesting approval of a subdivision plat involving land located in parts of the W½W½ of the SE¼, the W½E½W½ of the SE¼, and part of Government Lot 3, of Section 32, St. Mary Township. The above-named applicant seeks approval of a subdivision plat to develop a 15-lot rural residential subdivision to be known as Schlichting's Fourth Subdivision.

Schreiner explained that this subdivision was previously approved but modified from 22 to 7 lots due to issues with rural water. This application is to complete the remaining subdivision plats. He also stated that township letters were sent with no response and the 911 addresses have been updated. Discussion followed.

Schlichting stated that all infrastructure has been established with previous approval and roads are built. He also stated that the covenants will remain the same and the homeowner's association will be responsible for the roads as previously approved. Discussion followed.

Moved by Matthews, seconded by Simon, to recommend approval to the Board of County Commissioners the application submitted by Bernice Schlichting, whose post office address is Garrison, North Dakota, requesting approval of a subdivision plat involving land located in parts of the W½W½ of the SE¼, the W½E½W½ of the SE¼, and part of Government Lot 3, of Section 32, St. Mary Township, to develop a 15-lot rural residential subdivision to be known as Schlichting's Fourth Subdivision. Roll Call Vote: Aye: Simon, Flinn, Matthews, Hultberg, Saari, and Olson. Nay: None. Motion carried. Absent and not voting: Adams

Patterson presented an application submitted by Bruce C. & Kim Nodland, whose post office address is Turtle Lake, North Dakota, requesting a variance of the setback requirements of the McLean County Zoning Ordinance involving land located in Lot 5, Crooked Lake Subdivision, Township 148 North, Range 80 West. The above-named applicants seek a variance to allow the construction of a structure closer than 15 feet from the side lot line and 125 feet from the centerline of county roads 15M and 15N Street NW, 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.

Nodland explained that they would be living full-time on the property and want to build a garage to park their vehicle when they are gone in the winter. Road Superintendent James Grey has signed off on the variance as well as both neighbors of the landowner. Discussion followed.

Moved by Simon, seconded by Olson, to recommend approval to the Board of County Commissioners the application submitted by Bruce C. & Kim Nodland, whose post office address is Turtle Lake, North Dakota, requesting a variance of the setback requirements of the McLean County Zoning Ordinance involving land located in Lot 5, Crooked Lake Subdivision, Township 148 North, Range 80 West, seeking a variance to allow the construction of a structure closer than 15 feet from the side lot line and 125 feet from the centerline of county roads 15M and 15N Street NW, 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. Roll Call Vote: Aye: Simon, Flinn, Matthews, Hultberg, Saari, and Olson. Nay: None. Motion carried. Absent and not voting: Adams.

Patterson presented an application submitted by Hasco, LLC, whose post office address is Ruso, North Dakota, requesting a variance of the setback requirements of the McLean County Zoning Ordinance involving land located in Lot 20, Paradise Retreat, Horseshoe Valley Township. The above-named applicant seeks 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.

Todd Haskins stated that a cabin will be constructed on a foundation with a walkout with a well being installed and a septic holding tank. Discussion followed.

Schreiner stated that no response was received from letters sent to the township. Discussion followed.

Moved by Simon, seconded by Olson, to recommend approval to the Board of County Commissioners the application submitted by Hasco, LLC, whose post office address is Ruso, North Dakota, requesting a variance of the setback requirements of the McLean County Zoning Ordinance involving land located in Lot 20, Paradise Retreat, Horseshoe Valley Township. The above-named applicant seeks 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. Roll Call Vote: Aye: Simon, Flinn, Matthews, Hultberg, Saari, and Olson. Nay: None. Motion carried. Absent and not voting: Adams.

Patterson presented an application for a variance submitted by Hasco, LLC, whose post office address is Ruso, North Dakota, requesting a variance of the setback requirements of the McLean County Zoning Ordinance involving land located in Lot 19, Paradise Retreat, Horseshoe Valley Township. The above-named applicant seeks 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.

Haskins stated that this lot is next to the previous lot but will have a garage installed on the backlot. Discussion followed.

Moved by Olson, seconded by Matthews, to recommend approval to the Board of County Commissioners the application submitted by Hasco, LLC, whose post office address is Ruso, North Dakota, requesting a variance of the setback requirements of the McLean County Zoning Ordinance involving land located in Lot 19, Paradise Retreat, Horseshoe Valley Township, seeking 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. Discussion followed. Roll Call Vote: Aye: Simon, Flinn, Matthews, Hultberg, Saari, and Olson. Nay: None. Motion carried. Absent and not voting: Adams.

There being no further business, the chairperson declared the meeting adjourned at 1:59 p.m.

Richard Hultberg, Chairperson

Lynda Snyder, Deputy Auditor