

Planning & Zoning Commission Proceedings

Monday, August 18, 2025

Chairperson Richard Hultberg opened the meeting at 1:30 p.m. Present were Commissioners Hultberg, Don Simon, Don Flinn, John Matthews, and County Commissioner Curt Olson. Also present were Land Use Administrator Todd Schreiner; Assistant Director of Tax Equalization Elizabeth Patterson; Deputy Auditor Lynda Snyder; Ken and Kathy Baer; Todd and Trail Haskins; Tim Eslinger; and Jerry Traub. Absent were: Commissioners Darwin Saari and 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, and Olson. Nay: None. Motion carried. Absent and not voting: Saari and Adams.

Patterson presented an application submitted by Hasco, LLC, of Ruso, North Dakota, requesting approval of a conditional use permit involving land located in Lots 1 and 2, Heidrich's 2nd Addition, located in Government Lots 3 and 4, Section 2, Horseshoe Valley Township. The above-named applicant seeks approval of a conditional use permit to construct a non-farm structure on agricultural land.

Schreiner stated that the lot is located at Strawberry Lake and zoned as agriculture. The property will be divided into two outlots as a subdivision but there will not be any defined covenants. He also stated that there has been no reply from letters sent to the township. Discussion followed.

Moved by Flinn, seconded by Olson, to recommend approval to the Board of County Commissioners the application submitted by Hasco, LLC, of Ruso, North Dakota, requesting approval of a conditional use permit involving land located in Lots 1 and 2, Heidrich's 2nd Addition, located in Government Lots 3 and 4, Section 2, Horseshoe Valley Township. The above-named applicant seeks approval of a conditional use permit to construct a non-farm structure on agricultural land. Discussion followed. Roll Call Vote: Aye: Simon, Flinn, Matthews, Hultberg, and Olson. Nay: None. Motion carried. Absent and not voting: Saari and Adams.

Patterson presented an application submitted by Lake View Properties, LLC (Gerald Traub, landowner), Coleharbor, North Dakota, requesting approval of a subdivision plat involving land located in the N½SE¼ of Section 13, Township 148 North, Range 84 West. The above-named applicant seeks approval of a subdivision plat to develop a 36-lot rural residential subdivision to be known as Lots 1 through 36 of Centennial Subdivision.

Schreiner stated that the property is not located in an organized township but letters of support have been received from all applicable utilities. Eslinger stated that two approaches will be built into the subdivision and Road Superintendent James Grey has agreed upon the placement of the approaches. Discussion followed. Schreiner recommended that road signs are placed once street names are chosen and stated that States Attorney Ladd Erickson recommended placement of stop signs in the subdivision to help slow down traffic. Discussion followed.

Ken and Kathy Baer were present to oppose the new subdivision. Both stated their concerns with traffic safety and lack of dust control. Discussion followed.

Moved by Simon, seconded by Matthews, to recommend approval to the Board of County Commissioners, contingent upon the recommended stop signs and street signs being placed by the developer, the application submitted by Lake View Properties, LLC (Gerald Traub, landowner), Coleharbor, North Dakota, requesting approval of a subdivision plat involving land located in the N½SE¼ of Section 13, Township 148 North, Range 84 West, to develop a 36-lot rural residential subdivision to be known as Lots 1 through 36 of Centennial Subdivision. Discussion followed. Roll Call Vote: Aye: Simon, Flinn, Matthews, Hultberg, and Olson. Nay: None. Motion carried. Absent and not voting: Saari and Adams.

There being no further business, the chairperson declared the meeting adjourned at 2:13 p.m.

Richard Hultberg, Chairperson

Lynda Snyder, Deputy Auditor