

## Planning & Zoning Commission Proceedings

Monday, October 18, 2021

Chairperson Richard Hultberg opened the meeting at 1:30 p.m. Present were Commissioners Hultberg, Don Simon, Darwin Saari, and John Matthews. Also present were Land Use Administrator Todd Schreiner, Property Appraiser Elizabeth Patterson, Deputy Auditor Diane L. Blumhagen, Ralph Mancini of BHG News Service, Jerry Traub, Tim Eslinger, and Duane Hummel. Absent were Commissioners Donald Flinn, Glenn Earl, and County Commissioner Steve Cottingham.

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

Patterson presented an application submitted by Lake View Properties, LLC, landowner Gerald Traub, of Coleharbor, ND, requesting approval of a subdivision plat involving land located in part of the S½NW¼ of Section 13, Township 148 North, Range 84 West. The above-named applicant seeks approval of a subdivision plat to develop an 8-lot rural residential subdivision to be known as Lots 1-8 of Traub Subdivision Second Addition.

Traub explained the second addition will be connecting to the east of the first addition. Verbal commitment have been received from Garrison Rural Water, McLean Electric, and Reservation Telephone Communication. Eslinger stated that he will be constructing the road to the additional lots. Schreiner explained that once the road has been built and inspected by Highway Superintendent Jim Grey, the plat will need to be recorded before he is able to sell the second addition lots.

Hummel was present to voice concerns about future maintenance of 37<sup>th</sup> Avenue NW road. He stated that 37<sup>th</sup> Avenue NW, which runs by the subdivision, will need more maintenance from the Highway Department once the additional lots are sold due to the expected increased travel on the road. Discussion followed.

Moved by Matthews, seconded by Saari, to recommend approval to the Board of County Commissioners the request submitted by Lake View Properties, LLC, of Coleharbor, ND, requesting approval of a subdivision plat involving land located in part of the S½NW¼ of Section 13, Township 148 North, Range 84 West. Discussion followed. Roll Call Vote: Aye: Simon, Saari, Matthews, and Hultberg. Nay: None. Absent and not voting: Flinn, Earl, and Cottingham. Motion carried.

Samuel, Shawnee, and Hunter Boyd, of Minot, ND, joined the meeting.

Patterson presented an application submitted by Samuel and Shawnee Boyd, representing Shawnee A. Boyd Trust; etal, of Minot, ND, requesting approval of a Conditional Use Permit involving land located in Government Lots 1 and 2 in S½NE¼ of Section 4, Township 150 North, Range 86 West, more specifically identified as Outlot A consisting of 10 acres. The above-named applicant seeks approval of a Conditional Use Permit to construct a non-farm structure on agricultural land.

Shawnee explained that they plan to build a house and shop on the farm land. An existing farm house on the property has been torn down. They will utilize the existing approach and road which comes off of Highway 28, by extending the road to the house and shop. McLean Electric has been contacted and First District Health Unit has approved the well and septic. Discussion followed.

Moved by Simon, seconded by Matthews, to recommend approval to the Board of County Commissioners the request submitted by Samuel and Shawnee Boyd, representing Shawnee A. Boyd Trust; etal, of Minot, ND, requesting approval of a Conditional Use Permit involving land located in Government Lots 1 and 2 in S½NE¼ of Section 4, Township 150 North, Range 86 West, more specifically identified as Outlot A consisting of 10 acres. Roll Call Vote: Aye: Simon, Saari, Matthews, and Hultberg. Nay: None. Absent and not voting: Flinn, Earl, and Cottingham. Motion carried.

Rob Viera, of Buell Consulting, joined the meeting via teleconference.

Patterson presented an application submitted by Buell Consulting, an agent for Verizon Wireless, of Wayzata, MN, requesting a zoning change involving leased land described as 75' by 75' in SE¼ of Section 15, Township 145 North, Range 79 West. The above-named applicant seeks a zoning change to allow the construction of a 199' self-supporting wireless communications tower, equipment cabinets, and generator.

Viera explained the structure will extend bandwidth coverage to the county for Verizon Wireless and the structure will also accommodate additional cell phone carriers in the future. The structure will be a three legged tower with the area being fenced. They will utilize the approach off of Highway 41, traveling along the dirt road on 3<sup>rd</sup> Street which they will make improvements to. The construction timeline will be between April - July 2022. Discussion followed.

Moved by Matthews, seconded by Simon, to recommend approval to the Board of County Commissioners the request submitted by Rob Viera, representative of Buell Consulting, an agent for Verizon Wireless, of Wayzata, MN, requesting approval of a zoning change involving leased land described as 75' x 75' in SE¼ of Section 15, Township 145 North, Range 79 West. Roll Call Vote: Aye: Simon, Saari, Matthews, and Hultberg. Nay: None. Absent and not voting: Flinn, Earl, and Cottingham. Motion carried.

There being no further business, the chairperson declared the meeting adjourned at 2:08 p.m.

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Richard Hultberg, Chairperson

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Diane L. Blumhagen, Deputy Auditor