

Planning & Zoning Commission Proceedings

Monday, October 20, 2025

Chairperson Richard Hultberg opened the meeting at 1:30 p.m. Present were Commissioners Hultberg, Don Simon, Don Flinn, John Matthews, County Commissioner Curt Olson, and Darwin Saari. Also present were Land Use Administrator Todd Schreiner; Assistant Director of Tax Equalization Elizabeth Patterson; Deputy Auditor Lynda Snyder; Haldor Lorentzen; Kyle Dworshak; Mike Green; Edna Green; Cody Lorentzen; Otto Kinn; Gus and Sharon Rud; Rainbow Energy Director of Projects Jon Price; McLean County Water Resource Board Member Lynn Oberg; and States Attorney Ladd Erickson. Absent: Courtney Adams.

Moved by Simon, 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.

Patterson presented an application submitted by Otto W. Kinn of Garrison, North Dakota, requesting approval of a Conditional Use Permit involving land located in the NW¼NW¼NW¼ of Section 27, Township 150 North, Range 82 West, to construct a non-farm structure on agricultural land.

Kinn stated a manufactured home will be placed on the northwest corner of the property with a home being built in the next five to six years. He also stated that the property is in an unorganized township and rural water will need to be dug for the home on the property. Discussion followed.

Moved by Saari, seconded by Simon, to recommend approval to the Board of County Commissioners the request submitted by Otto W. Kinn of Garrison, North Dakota requesting approval of a Conditional Use Permit to construct a non-farm structure on agricultural land described as the NW¼NW¼NW¼ of Section 27, Township 150 North, Range 82 West. Roll Call Vote: Aye: Simon, Flinn, Matthews, Hultberg, Saari, and Olson. Nay: None. Motion carried. Absent and not voting: Adams.

Patterson presented a request for a zoning change submitted by Rainbow Energy Center, LLC, whose post office address is Bismarck, North Dakota, involving land described as the N½N½SE¼ and N½N½S½N½SE¼ of Section 18, Township 145 North, Range 82 West (50.35 acres), to allow for expansion of the existing substation located near Coal Creek Station.

Price stated the request is to allow for the addition of two more bays to grow and also utilize as a redundant source. He also stated that additional road work will be required. Discussion followed.

Moved by Matthews, seconded by Simon, to recommend approval to the Board of County Commissioners the request submitted by Rainbow Energy Center requesting a zoning change on land described as N½N½SE¼ & N½N½S½N½SE¼ of Section 18, Township 145 North, Range 82 West (50.35 acres). Roll Call Vote: Aye: Simon, Flinn, Matthews, Hultberg, Saari, and Olson. Nay: None. Motion carried. Absent and not voting: Adams.

Patterson presented a request for a zoning change submitted by Rud Propane, LLP, d/b/a Rud Oil & Gas, whose post office address is Center, North Dakota, involving land described as Lots 1-8 Block 10, Village of Falkirk, Township 145 North, Range 82 West, to install a 30,000-gallon propane storage facility.

Rud presented pictures of the propane storage tanks currently located at their Center location as an example. He explained the storage facility will be used for local delivery to customers and there are no other structures planned at this time. He went on to state the fire protection would be approved by the Fire Marshall according to state code

Lorentzen, Dworshak, and Oberg presented their opposition to the storage facility being placed in a residential area. Discussion followed.

Erickson stated his opposition to the location of the storage facility but recognizes the benefit this facility would have for the county if located in a more rural area. Discussion followed.

Moved by Simon, seconded by Saari, to not recommend approval to the Board of County Commissioners the request submitted by Rud Propane, LLP, d/b/a Rud Oil & Gas requesting a zoning change on land described as Lots 1-8 Block 10, Village of Falkirk, Township 145 North, Range 82 West. Roll Call Vote: Aye: Simon, Saari, and Olson. Nay: Flinn, Matthews, and Hultberg. Motion failed.

There being no further business, the chairperson declared the meeting adjourned at 2:40 p.m.

Richard Hultberg, Chairperson

Lynda Snyder, Deputy Auditor