

## Planning & Zoning Commission Proceedings

Monday, December 16, 2024

Chairperson Richard Hultberg opened the meeting at 1:31 p.m. Present were Commissioners Hultberg, Don Simon, Don Flinn, John Matthews, Steve Cottingham, Courtney Adams and Darwin Saari. Also present were Land Use Administrator Todd Schreiner; Property Assessor Elizabeth Patterson; Administrative Assistant/Receptionist Lynda Snyder; Mitch Lang; Ryan King, Bob Nasset and Shawna Scott of Basin Electric Justin Davenahauer of Davenhauer & Sons, Inc.; Max Guenther; Neal Peterson; and Jason and Kristy Lawrence.

Moved by Flinn, seconded by Simon, to approve minutes from the previous meeting as submitted. Roll Call Vote: Aye: Simon, Flinn, Adams, Hultberg, Matthews, Saari and Cottingham. Nay: None. Motion carried.

Patterson presented an application submitted by Robert V. Pulver, whose post office address is Bismarck, North Dakota, requesting approval of a variance involving land located in Lot 2, Blk 1, Painted Ridge Subdivision, Township 144 North, Range 81 West. The applicant seeks a variance to allow the construction of a structure closer than 15 feet from the side 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.

Davenhauer, contractor for the Pulver's, was present to represent the applicants. He stated that the home will be stick built with no basement. The septic system is tied to the septic at Painted Woods Golf Course and a curb stop is present for rural water. Discussion followed.

Moved by Flinn, seconded by Simon, to recommend approval to the Board of County Commissioners the request submitted by Robert V. Pulver, whose post office address is Bismarck, North Dakota, requesting approval of a variance involving land located in Lot 2, Blk 1, Painted Ridge Subdivision, Township 144 North, Range 81 West. The applicant seeks a variance to allow the construction of a structure closer than 15 feet from the side 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, Adams, Matthews, Saari, Hultberg, and Cottingham. Nay: None. Motion carried.

Patterson presented an application submitted by Mitchell & Stacey Lang, whose post office address is Bismarck, North Dakota, requesting approval of a variance involving land located in Lot 19, Lee's Point Subdivision, Wise Township. The above-named applicants seek a variance to allow the construction of a structure closer than 15 feet from the side lot line and 25 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.

Lang stated that his plan is to build a garage at his Brush Lake property. He is limited to this location in order to not block access for septic or tear down existing trees. Lang also stated that his neighbors have authorized this variance and a letter sent to the Wise Township received no response.

Moved by Matthews, seconded by Simon, to recommend approval to the Board of County Commissioners the request submitted by Mitchell & Stacey Lang, whose post office address is Bismarck, North Dakota, requesting approval of a variance involving land located in Lot 19, Lee's Point Subdivision, Wise Township. The above-named applicants seek a variance to allow the construction of a structure closer than 15 feet from the side lot line and 25 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, Adams, Matthews, Saari, Hultberg, and Cottingham. Nay: None. Motion carried.

Patterson presented an application submitted by Basin Electric Power Cooperative, whose post office address is Bismarck, North Dakota, requesting approval of a conditional use permit involving land located in the following areas of McLean County:

A detailed list of Township, Range, and Section, may be viewed any time during regular business hours in the Tax Director's Office.

The above-named applicant seeks a conditional use permit to construct the Leland Olds Station to Tande 345-kV transmission line project.

King and Nasset were present to answer questions and stated that the overall decision for approval lies with the North Dakota Public Service Commission. This application was filed in November but the hearing has not been set. The potential start date would be in June 2025 and last approximately sixteen months. Continued load growth in the area has made the additional lines necessary. All townships have been notified and 80% of new easements have been received from the land owners. Discussion followed.

Neal Peterson and Max Guenther were present to discuss their concerns with the new easement process. Discussion followed.

Moved by Simon, seconded by Matthews, to recommend approval to the Board of County Commissioners the request submitted by Basin Electric Power Cooperative, whose post office address is Bismarck, North Dakota, requesting approval of a conditional use permit involving land located in the following areas of McLean County stated above. Roll Call Vote: Aye: Simon, Flinn, Adams, Matthews, Saari, Hultberg, and Cottingham. Nay: None. Motion carried.

There being no further business, the chairperson declared the meeting adjourned at 1:37 p.m.

---

Richard Hultberg, Chairperson

---

Lynda Snyder, Administrative Assistant