

THE MORTON COUNTY PLANNING AND ZONING COMMISSION MINUTES
SEPTEMBER 25, 2024 MEETING MINUTES

Chairman Kist called the Morton County Planning and Zoning Commission meeting to order at 5:30 P.M. September 25, 2024, in the Morton County Commission Room, 210 2nd Ave NW, Mandan, North Dakota. Commissioners present were Zachmeier, Buckley, Ell Jr, Tomac, Rohr, Carter and Wald. Also present were County Planner Natalie Pierce and Auditor Deputy Eckroth. Absent Braun.

Rohr moved and Tomac seconded to approve the agenda. All voting aye, motion carried.

Ell Jr. moved and Rohr seconded to approve the minutes from August 28, 2024. All voting aye, motion carried.

Chairman Kist opened the Public Hearing – request from American Tower Corp and the estate of Eugene Howarth for a special use permit for a telecommunication tower on 200 acres in the SE ¼ Section 22, Township 136N, Range 80W, Morton County.

Buckley moved and Rohr seconded to recommend to approval of a special use permit for a telecommunications tower in the SE ¼ of Section 22, Township 136N, Range 80W, as the existing tower meets the specific use standards required by Section 5-190 of the Morton County Land Use Code, also a permanent address will be granted to this site. All voting aye, motion carried.

Chairman Kist opened the Public Hearing – request from John, Joyce, Kevin & Kristi Miller for the final plat of a short-form subdivision known as Miller Subdivision and a zoning map amendment from Agricultural to Residential on approximately 4 acres in the SE ¼ of Section 24, Township 135N, Range 84W, Morton County.

Ell Jr. moved and Tomac seconded to recommend approval of the final plat of the short-form subdivision known as Miller Subdivision and a zoning map amendment from Agricultural to Residential as the subdivision conforms to the regulations established in Article 7 of the Morton County Land Use Code and conforms to the land use priorities established in the 2045 Comprehensive Plan. All voting aye, motion carried

Chairman Kist opened the Public Hearing – request from Anton & Cathy Leier for the final plat of a short-form subdivision known as Leier Subdivision and a zoning map amendment from Agricultural to Residential on approximately 3.74 acres in the NE¼ of Section 34, Township 140N, Range 82W, Morton County

Rohr moved and Ell Jr. seconded to recommend approval of the final plat of the short-form subdivision known as Leier Subdivision and a zoning map amendment from Agricultural to Residential as the subdivision conforms to the regulations established in Article 7 of the Morton County Land Use Code and conforms to the land use priorities established in the 2045 Comprehensive Plan. All voting aye, motion carried.

Planner Pierce presented a collection of proposed land use code amendments. Planner Pierce summarized the changes in each section of the code. Significant discussion, and questions for Planner Pierce from P&Z Commissioners.

Chairman Kist opened the Public Hearing – land use code updates regarding flood hazard area requirements, accessory dwellings, septic systems, mobile home park acreage minimum, duration of special use permits, long-form subdivision process, and administrative variance process.

Members of the Public - Keith and Deb Larson stated they would prefer accessory structures be allowed before a residential structure, on residential lots.

Ell Jr. moved and Buckley seconded to adjourn meeting at 7:41pm. All voting aye, motion carried.