

THE MORTON COUNTY PLANNING AND ZONING COMMISSION MINUTES
April 23, 2025

Chairman Kist called the Morton County Planning and Zoning Commission meeting to order at 5:30 P.M. April 23, 2025, in the Morton County Commission Room, 210 2nd Ave NW, Mandan, North Dakota. Commissioners present were Zachmeier, Rohr, Braun, Tomac, Ell Jr., Wald. Also present were County Planner Natalie Pierce and Deputy Auditor Eckroth. Absent Buckley and Berger.

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

Ell Jr moved and Rohr seconded to approve the minutes from March 26, 2025. All voting aye, motion carried.

Chairman Kist opened the Public Hearing – request from the Leo Klein Family LLP for the final plat of a short-form subdivision known as Schock Subdivision, on approximately 162.94 acres in the E½ of Section 35, Township 139N, Range 82W, Morton County.

Rohr moved and Zachmeier seconded recommend approval of the final plat of the short-form subdivision known as Schock Subdivision, for the purpose of accepting a dedication of public right of way and utility easements. All voting aye, motion carried.

Chairman Kist opened the Public Hearing – request from Brian & Cheryl Wehri for the final plat of a short-form subdivision known as Idatree Subdivision, on approximately 6.42 acres in the SW¼ of Section 11, Township 140N, Range 89W, Morton County.

Ell Jr moved and Braun seconded to recommend approval of the final plat of the short-form subdivision known as Idatree Subdivision, and a zoning map amendment from Agricultural to Residential, as the subdivision conforms to the regulations established Article 7 of the Morton County Land Use Code and conforms to the land use priorities established in the 2024 Comprehensive Plan. All voting aye, motion carried.

Chairman Kist opened the Public Hearing – request from Rick & Kathy Sturn et al for the final plat of a long-form subdivision known as Sturn 4th Subdivision, a zoning map amendment from Agricultural to Residential on Lots 2 and 3 only, and a variance to process as a short-form subdivision, on approximately 159.07 acres in the SW ¼ of Section 24, Township 139N, Range 84W, Morton County.

Rohr moved and Kist seconded to recommend approval of the variance request to use a short-form process for the Sturn 4th Subdivision as the proposal is creating only two new residential lots.

Tomac, Rohr and Kist voting aye. Ell Jr, Braun, Wald, Zachmeier voting nay, motion denied.

Braun moved and Ell Jr seconded to approve of Lots 2 and 3 of the short-form subdivision known as Sturn 4th Subdivision, and a zoning map amendment from Agricultural to Residential on lots 2 and 3 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 with the condition that the remainder of the quarter be recorded in conjunction

with the plat. All voting aye, motion carried.

Chairman Kist opened the Public Hearing – request from Rusty’s Saloon & Grill LLC for the preliminary plat of a long-form subdivision known as St Anthony Commercial Park; a zoning map amendment from Agricultural to Commercial on Lots 1 and 2, Block 1 and Lot 1 Block 2; and from Agricultural to Industrial on Lot 2, Block 2; on approximately 20.92 acres in the NE ¼ of Section 7, Township 136N, Range 81W, Morton County.

Zachmeier moved and Rohr seconded approval of the preliminary plat of the long-form subdivision known as St Anthony Commercial Park, and a zoning map amendment from Agricultural to Commercial on Lots 1 & 2 Block 1 and Lot 1 Block 2; and from Agricultural to Industrial on Lot 2 Block 2; as the subdivision conforms to the regulations established in Article 7 of the Morton County Land Use Code and will create opportunity for the development of local businesses. All voting aye, motion carried.

Public Hearing: Morton County Land Use Code amendments regarding slaughterhouse use standards, and minimum distance between high-impact land use (such as solid waste facility) and residential structures.

Consensus of the board to return to Planner Pierce for more information regarding slaughterhouse use standards and minimum distance between high-impact land use and residential structures.

Ell Jr moved and Rohr seconded to adjourn the meeting at 7:50pm. All voting aye, motion carried.