

THE MORTON COUNTY PLANNING AND ZONING COMMISSION MINUTES
May 28, 2025

Vice-Chairman Rohr called the Morton County Planning and Zoning Commission meeting to order at 5:30 P.M. May 28, 2025, in the Morton County Commission Room, 210 2nd Ave NW, Mandan, North Dakota. Commissioners present were Zachmeier, Buckley, Braun, Tomac, Ell Jr., Berger. Also present were County Planner Natalie Pierce and Deputy Auditor Eckroth. Absent Kist and Wald

Buckley moved and Braun seconded to approve the agenda. All voting aye, motion carried.

Braun moved and Ell Jr. seconded to approve the minutes from April 23, 2025. All voting aye, motion carried.

Vice-Chairman Rohr opened the Public Hearing – request from Curtis & Erika Hartmann for the final plat of a short-form subdivision known as Hartmann Subdivision, and a zoning map amendment from Agricultural to Residential on approximately 1.86 acres in the SE ¼ of Section 31, Township 140N, Range 89W, Morton County.

Buckley moved and Zachmeier seconded recommend approval of the final plat of the short-form subdivision known as Hartmann 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.

Vice-Chairman Rohr opened the Public Hearing – request from Rick & Kathy Sturn et al for the preliminary plat of a long-form subdivision known as Sturn 5th Subdivision, on approximately 159.07 acres in the SW ¼ of Section 24 Township 139N Range 84W, Morton County.

Braun moved and Berger seconded to recommend approval of the preliminary plat of the long-form subdivision known as Sturn 5th Subdivision 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 2024 Comprehensive Plan. All voting aye, motion carried.

Vice-Chairman Rohr opened the Public Hearing – request from Sheldon & Cheryl Wolf for the final plat of a short-form subdivision known as Sweet Briar Third Subdivision, a zoning map amendment from Agricultural to Residential on approximately 11.45 acres in the SW ¼ Section 27, Township 139N, Range 83W, Morton County.

Berger moved and Braun seconded to recommend approval of the final plat of a short-form subdivision known as Sweet Briar Third 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 2024 Comprehensive Plan. All voting aye, motion carried.

Vice-Chairman Rohr opened the Public Hearing – request from the Baliles Trust et al for a preliminary plat of a long-form subdivision known as Gwyther Fourth Subdivision and a zoning map amendment from Residential to Commercial (Lot 2 only), including the vacation of alleyways, on approximately 7.81 acres in the NW ¼ of Section 11, Township 135N, Range 79W, Morton County.

Buckley moved and Ell Jr. seconded to recommend approval of the preliminary plat of the long-form subdivision known as Gwyther Fourth Subdivision, and a zoning map amendment from Residential to Commercial for Lot 2 only, 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.

Public Hearing: Morton County Land Use Code amendments regarding meat packing use standards.

Consensus of the board that Planner Pierce gather more input and bring a revised draft back to the board in a future month

Buckley moved and Ell Jr. seconded to adjourn the meeting at 6:17pm. All voting aye, motion carried.