

THE MORTON COUNTY PLANNING AND ZONING COMMISSION MINUTES

August 27, 2025

Chairman Kist called the Morton County Planning and Zoning Commission meeting to order at 5:33 P.M. August 27, 2025, in the Morton County Commission Room, 210 2nd Ave NW, Mandan, North Dakota. Commissioners present were Zachmeier, Buckley, Tomac, Berger and Wald. Also present were County Planner Natalie Pierce and Deputy Auditor Eckroth. Absent Ell Jr. and Braun.

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

Buckley moved and Rohr seconded to approve the minutes from July 23, 2025. All voting aye, motion carried.

Chairman Kist opened the Public Hearing – request from Kevin Miller for the final plat of a short-form subdivision known Defender Three Subdivision, a zoning map amendment from Agricultural to Residential, on approximately 22.77 acres in the S 1/2 of Section 15, Township 139N, Range 83W, Morton County.

Berger moved and Tomac seconded recommend approval of the final plat of the short-form subdivision known as Defender Three 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 Rusty’s Saloon & Grill LLC for the final 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 recommend approval of the final plat of the short-form subdivision known as St Anthony Commercial Park, and 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; 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 business. All voting aye, motion carried.

Chairman Kist opened the Public Hearing: request from Rusty’s Saloon & Grill LLC for a special use permit for the Gotta Butcher Shop on Lot 2, Block 2, St Anthony Commercial Park on approximately 2.90 acres in the NE ¼ of Section 7, Township 136N, Range 81W, Morton County.

Zachmeier moved and Berger seconded recommend approval of a Special Use Permit to allow a minor meat processing facility on Lot 2, Block 2 St Anthony Commercial Park, as the use has adequate separation from occupied residences and will support a community economic need and with the following conditions:

- The use must abide by the performance standards established in section 5-270 Minor Meat Processing Facility, with the exception of the setback standards.

- The use of cleaning chemicals should be kept to a minimum, to support septic system functioning
- All solid material should be handled as a solid waste. Fine grates should be put on all floor and sink drains to catch any small particles and hair.
- The use of 2 wastewater tanks is recommended, with ample space between each tank, to allow for cooling of wash water and for fat to solidify before entering the drain field.
- Update the site plan to meet the 50' front yard setback from the west boundary.

All voting aye, motion carried.

Chairman Kist opened the Public Hearing: Draft Morton County Land Use Code Amendment Section 5-300 Carbon Dioxide Collection Facility.

Dawn Shepard, stated Environmental Concerns; Stormwater, Emissions and Wildlife.

Patrick Martin EOC Manager, commenting on Shepard's concerns with emergency management evacuation plans for the Carbon Dioxide Collection Facility.

Melissa Friesz, stated concerns with animals, if something would happen to her herd because of the Carbon Dioxide Collection Facility who would be liable.

Planning & Zoning Board consensus is to have Planner Pierce make the changes to Section 5-300 Carbon Dioxide Collection Facility and bring back to September 2025 Planning & Zoning Meeting.

Buckley moved and Rohr seconded to approve the 2026 P&Z Department Budget. On roll call all voting aye, motion carried.

Rohr moved and Buckley seconded to adjourn the meeting at 8:05 pm. All voting aye, motion carried.