

Stutsman County Planning & Zoning Commission Minutes – February 9, 2021

Meeting was called to order at 8:00 AM by chairman Brian Amundson. Roll call taken. Present were Brian Amundson, Steve Cichos, Joan Morris, David Steele, Duane Andersen, and Tyler Perleberg, Zoning Administrator. Absent was Paul Bensch and Dan Buchanan.

Others in attendance: Zach Perleberg, applicant.

Due to the vacancy of the Vice-Chairman role that was previously held by Dave Schwartz, nomination for a new Vice-Chairman took place. Mr. Cichos nominated Mr. Andersen, Mr. Steele seconded the nominee. Nomination approved unanimously making Mr. Duane Andersen the new Vice-Chairman.

Motion to approve the minutes from the October 7, 2020 meeting was made by Mr. Steele, seconded by Mr. Andersen. Motion approved unanimously.

Mr. Amundson introduced the agenda item for the change in zoning of an agricultural zoning district to a commercial zoning district for Auditor's Lot 3-2 within the SE1/4 of Section 3, T139, R68 (Chicago Township). Mr. Amundson opened up the floor to Zach Perleberg, applicant and owner of PDL Agronomy. Mr. Zach Perleberg explained the plans for his project which include the building of a commercial shop/warehouse to house and sell agricultural seed and chemical. Mr. Amundson asked if the road is paved and if it is a township or county road. Mr. Zach Perleberg explained that it is County Road 68 and used to be paved, but is now ground up and graveled. Mr. Zach Perleberg stated there is a current approach going into the property and that he may build another one or add on to the current one to make more room for access. Mr. Cichos asked if there are any culvert requirements and suggested getting a hold of Mickey Nenow at the road department for clarification. Mr. Tyler Perleberg stated he'll get in contact with Mr. Nenow to ask about any requirements on that. Mr. Steele asked if there are any requirements when dealing with chemical spills and such. Mr. Zach Perleberg stated that he won't have bulk storage of chemicals and that his product will be in smaller containers, and that it's required that he has the proper clean up equipment available in the event of a spill. With no further discussion Mr. Andersen made a motion to approve the zoning change, Mr. Steele seconded. Motion approved unanimously.

Invenergy was planning on being present to discuss a wind farm project they are planning but no representative was in attendance for this meeting. Mr. Tyler Perleberg gave a brief overview on what he was told in a discussion with Invenergy. Mr. Tyler Perleberg explained that a wind farm project is looking to locate in southern Stutsman County and northern Lamoure County, west of Highway 281. The project is expected to be about 1,200 megawatts spanning upwards of 150,000 acres and could include anywhere from 240-285 turbines, potentially up and running by the end of 2024. Discussion took place comparing the Courtney Wind Farm to this one, what sort of feedback we've had, if there's been any added costs to the county or townships with the Courtney Wind Farm, & some of the decommissioning requirements that are in place.

Mr. Steele made a motion to adjourn the meeting, seconded by Mr. Cichos. Meeting adjourned.