

## Stutsman County Planning & Zoning Commission Minutes – May 9, 2019

Meeting was called to order at 8:02 AM by Chairman Brian Amundson. Roll call taken. Present were Duane Andersen, Paul Bensch, Dave Schwartz, Steve Cichos, David Steele, Brian Amundson, and Tyler Perleberg, Zoning Administrator. Absent was Dan Buchanan & Thomas Schultz.

Others in attendance: Knife River Materials and Nicole Meland.

A motion was made by Duane Andersen to approve the meeting minutes from October 2, 2018. Motion seconded by David Steele. All in favor. Motion carried.

Steve Cichos nominated Dave Schwartz to fill the Vice-Chairman position on the board, seconded by Duane Andersen. All in favor. Motion carried.

Tyler introduced the conditional use permit application for use of a borrow pit by Knife River Materials for use of a highway project. The pit is located in the NE1/4 of Section 36 of Sharlow Township. No county roads will be utilized with the haul routes. Knife River Materials does have a road haul agreement with both Sharlow & Severn Townships since the minimum maintenance road that is involved is a township line. Knife River explained the project and need for the fill for their project and re-affirmed only the ½ mile of the township road and state roads will be used as the haul routes.

David Steele made a motion to accept the conditional use permit, seconded by Dave Schwartz. All in favor. Motion carried.

Brian Amundson and Tyler updated the board with some of the changes made thru legislation dealing with feedlot zoning. It was explained that a lot of the changes doesn't affect our ordinance a great deal, but that there will be a need to update our Feedlot Zoning ordinance to reflect the changes. Some of the main changes mentioned were odor setback limitations, additional restrictions or regulations we're able to require, & the timeframe of deciding on the CUP's. Tyler will work to update the current county ordinance and bring it to a future P & Z meeting.

Tyler discussed the current status of the Subdivision Regulations ordinance he's been working on. He explained the wide variety of the types of subdivision regulations other county's have incorporated. He stated that we could address every property that gets subdivided, including auditor's lots, no matter the size of the split or we could address larger sized subdivisions. Paul Bensch discussed that he'd like to see any residential subdivision as small as two lots that should be regulated by our code. Brian Amundson asked if a landowner or developer is required to do a zoning change if they are putting up multiple residences. Tyler answered that our current ordinance does have requirements and restrictions when a multi residence subdivision is looking to develop. Duane asked if there is a minimal size for a rural residential zone in our current ordinance. Tyler answered that there is. Duane explained some of the concerns he has seen in his township and would look to see public right of way in the plat that is sufficient for use and size and not a separate driveway or approach for each lot. He also has concern that some plats are developed with road right of way with no one set up to take care of and maintain those roads. Before this is brought to the P & Z commission again, Tyler intends to have the State's Attorney, Emergency Manager, and Sheriff look thru it to make sure their issues are addressed and taken care of, as well, within the ordinance.

A quick update was given about the Reule Lake Subdivision that the developer has constructed the road within the subdivision and he has sold a couple of lots already. No construction on any residences or improvements has occurred yet.

Mr. Schwartz made a motion to adjourn the meeting. Meeting adjourned.