

Stutsman County Planning & Zoning Commission Minutes – September 27, 2023

Meeting was called to order at 8:15 AM by chairman Brian Amundson. Roll call taken. Present were Brian Amundson, Duane Andersen, Joan Morris, David Steele, Paul Bensch, and Tyler Perleberg, Zoning Administrator. Absent was Levi Taylor and Dan Buchanan.

Others in attendance: Carl Peterson & Natalie, applicant. Randy & Tyler Lynn.

Motion to approve the minutes from the February 9, 2021 meeting was made by Mr. Steele, seconded by Mr. Bensch. 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 28-3 within the SE1/4 of Section 28, T143, R65 (Pingree Township). Tyler introduced Carl Peterson & Natalie from Peterson Farms Seed. Carl Peterson explained the plans for his project, which is to build a grain facility that will receive specialty wheats & soybeans by truck, clean the grain, & ship it out, mostly by rail. Mr. Steele asked if the road easement is in place with Dale Dunwoodie, the owner of the private road. Mr. Peterson stated the easements have all been completed, he just needs to file them yet. Mr. Andersen asked about the maintenance costs of the road and Mr. Peterson stated it's a three-way agreement where they, along with Red River Valley & Western Railroad and Dale Dunwoodie will maintain certain sections of the road. Tyler mentioned to the board that courtesy letters were sent to all landowners and the township within a ¼ mile of the project and he did not hear from anyone with any comments or concerns. With no further discussion Mr. Andersen made a motion to approve the zoning change, Mr. Steele seconded. Motion approved unanimously.

With no further topics of discussion, Mr. Amundson adjourned the meeting at 8:25 AM.