

WILLIAMS COUNTY PLANNING AND ZONING COMMISSION
Williams County, ND
AGENDA
Thursday, July 20th, 2017
6:00 pm
BROADWAY COMMONS – 302 E Broadway, Williston, ND

COMMISSION MEMBERS: Dan Kalil, Mark Barstad, George Pederson, Gordon Weyrauch, Mike Wells, Charell Schillo, Chris Brostuen, Wayne Aberle, Tate Cymbaluk

- A. CALL TO ORDER:**
 - B. ROLL CALL:**
 - C. PUBLIC COMMENT:** (Concerns/comments about issues not on the agenda)
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D. MINUTES: June 15, 2017

E. OLD BUISNESS:

- 1. **LU-0077-17** A Conditional Use Permit for the renewal of temporary housing at the request of Target Logistics. The existing sites are approximately 30 acres and 34 acres located in L1 of the Haustveit Subdivision and Lot 1 of the Tioga Area Commerce Park, in the N/2 of the NW/4 of Section 16, T156N R96W. The properties are zoned Commercial and Industrial. West Bank Township.

MOTION: SECOND: YAY: NAY: VOTE:

F. NEW BUSINESS: The Planning Commission will review and consider the following applications;

- 1. **LU-0098-17** A Conditional Use Permit for the renewal of temporary housing at the request of Mondak Portables. The existing site is a 10 acre portion of the NE/4 NE/4 of Section 2, T155N R100W. The property is zoned Commercial. Pherrin Township.

MOTION: SECOND: YAY: NAY: VOTE:

- 2. **LU-0099-17** A Conditional Use Permit for the renewal of temporary housing at the request of Waggoners Trucking. The existing site is approximately 24 acres on the west side of Hwy 85 located at 4881 Hwy 85 Williston, ND in Section 31, T154N R101W. The property is zoned Commercial. Williston Township.

MOTION: SECOND: YAY: NAY: VOTE:

- 3. **LUA-0100-17** A Conditional Use Permit for the renewal of temporary housing at the request of Northern Energy Services. The existing site is approximately 13 acres located in NE/4 SE/4 of Section 6, T156N, R95W. The property is zoned Agricultural. Pleasant Valley Township.

MOTION: SECOND: YAY: NAY: VOTE:

- 4. **LU-0104-17** A Conditional Use Permit to establish a dog daycare and commercial kennel on a residential property at the request of Tiffany Christensen. The site is approximately 8 acres located in Sublot 4 in the NE/4 NE/4 of Section 8, T154N R103W. The property is zoned Residential. Round

Prairie Township.

MOTION: SECOND: YAY: NAY: VOTE:

5. **LU-0106-17** A Williams County staff initiated Zone Update from Residential to Rural Residential. The site is approximately 8 acres located in Sublot 4 in the NE/4 NE/4 of Section 8, T154N R103W. The property is zoned Residential. Round Prairie Township.

MOTION: SECOND: YAY: NAY: VOTE:

6. **LU-0107-17** A Conditional Use Permit for the expansion of an oil storage and transfer facility at the request of LJ Hoffman of Statoil Pipelines, LLC. The site is approximately 14 acres located in Sublot 3 in the W/2 of the SW/4 of Section 35, T154N R102W. The property is zoned Industrial. Judson Township.

MOTION: SECOND: YAY: NAY: VOTE:

7. **LU-0112-17** A Williams County staff initiated Zone Update from Industrial to Heavy Industrial. The site is approximately 14 acres located in Sublot 3 in the W/2 of the SW/4 of Section 35, T154N R102W. The property is zoned Industrial. Judson Township.

MOTION: SECOND: YAY: NAY: VOTE:

8. **LU-0109-17** A Zone Change from Agricultural to Rural Residential at the request of Brent Bugbee. The site is a portion of an approximately 78 acre property located in the N/2 of the NE/4 of Section 26, T157N R96W. The property is zoned Agricultural. Golden Valley Township.

MOTION: SECOND: YAY: NAY: VOTE:

9. **LU-0110-17** A Zone Change from Residential to Heavy Industrial and a Comprehensive Plan Amendment to include the property in an employment area at the request of CP Machine, Inc. The site is approximately 5.5 acres located in Lots 1R and Lots 2R of Riverview County Acres Subdivision in Section 11, T154N R102W. The property is zoned Residential. Judson Township.

MOTION: SECOND: YAY: NAY: VOTE:

10. **LU-0113-17** A Conditional Use Permit for an additional single family dwelling on a lot at the request of Keith Morlock. The site is approximately 42 acres located in the W/2 of the NW/4 of Section 8, T155N R99W. The property is zoned Agricultural. Springbrook Township.

MOTION: SECOND: YAY: NAY: VOTE:

11. **LU-0115-17** A Conditional Use Permit for a caretaker's unit at the request of Wade Moe. The site is located in the SE/4 of the SE/4 of Section 8, T155N R95W. The property is zoned Agricultural. Dry Fork Township.

MOTION: SECOND: YAY: NAY: VOTE:

12. **LU-0116-17** A Williams County staff initiated Zone Update from Residential to Urban Residential. The site is located in Raulston Subdivision in the NW/4 of the NW/4 of Section 5, T154N R100W. The property is zoned Residential. Stony Creek Township.

MOTION: SECOND: YAY: NAY: VOTE:

13. SP-0129-17 A Preliminary Plat review for Red Mike Airpark at the request of Blake Sexton. The site is located on the E and W side of 111th Ave NW, approximately ¾ of a mile S of 52nd St. NW. The properties are currently zoned Agricultural. Hofflund & Nesson Valley Townships.

MOTION: SECOND: YAY: NAY: VOTE:

14. LU-0127-17 An Amendment to the Williams County Zoning Ordinance for the regulations of small lot subdivisions.

MOTION: SECOND: YAY: NAY: VOTE:

15. LU-0128-17 An Amendment to the Williams County Zoning Ordinance for the lot size in the Agricultural Zoning District.

MOTION: SECOND: YAY: NAY: VOTE:

F. DISCUSSION ITEM: