

**WILLIAMS COUNTY PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
Thursday, January 17, 2019 | 6:00 p.m.  
COMMISSION ROOM – Williams County Administration Building  
206 E Broadway, Williston, ND 58801**

---

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

**CALL TO ORDER:** 6:00pm

**ROLL CALL**

Commissioners Present: Barstad, Brostuen, Cymbaluk, Kalil, Pederson, Ramberg, Schillo, Weyrauch

Staff Present: Sam Henderson, Taylor Dawson, Doug Lalim, Duane Winter, Rachel Belden,

**DISPOSITION OF MINUTES**

November 29, 2018

**MOTION:** Pederson

**SECOND:** Weyrauch

**NEW BUSINESS**

**LU-0191-18** A Conditional Use Permit to expand an existing gas plant and a Zone Change to Heavy Industrial at the request of Jon Aisenbrey of Nesson Gathering System, LLC. The property is 73 acres located in NW/4 of Section 4, T156N R96W. The property is currently zoned Agricultural. West Bank Township.

*Trevor Martin, engineer for XTO, says that they are wanting to use the land to the east of the gas plant for additional lay down space. Ramberg refers to the staff report, and asks what Condition B means. Henderson explains that it is to hard surface County Rd 19. Martin says that they are willing to participate in a conversation for fixing the road.*

**MOTION:** Brostuen moved to approve the request with highway and staff comments

**SECOND:** Kalil

	Barstad	Brostuen	Cymbaluk	Kalil	Pederson	Ramberg	Schillo	Wells	Weyrauch
YES	<b>X</b>		<b>X</b>						
NO									

*Motion carried; recommendation is to approve the request with staff comments.*

**LU-0217-18** A Zone Change to Rural Residential at the request of Mike Ames. The property is 20 acres located in S2NW N2SW of Section 17, T154N R96W. The property is currently zoned Agricultural. Hofflund Township.

Henderson explains that if the zone change is approved, the CUPs for the existing water depots on the lot will be grandfathered in as is. It would not be able to expand. Shelton Taylor with KLJ says that Mr. Ames is not in favor of having to redo the road. Spencer Littlefield, neighbor to the water depot, asks why it is turning residential rather than agricultural, also says that roads do not need to be worked on. Henderson says if the acreage is below 40, it cannot be zoned as agricultural, but pasturing and raising animals is still allowed on residential properties. Littlefield asks if there are restrictions as to what buildings are built on the property, Henderson explains it that it depends on the use. Brian Lee, also a neighbor, is opposed to the reconstruction of the road.

**MOTION:** Ramberg moved to approve the request with highway and staff comments, removing Condition 3.

**SECOND:** Brostuen

	Barstad	Brostuen	Cymbaluk	Kalil	Pederson	Ramberg	Schillo	Wells	Weyrauch
YES	X	X	X	X	X	X	X		X
NO									

*Motion carried; recommendation is to approve the request with staff comments, striking out Condition 3.*

**UNFINISHED BUSINESS**

**LU-0177-18** A Zone Change to Public for an RV Park at the request of Charlene Hickel. The property is 40 acres located in MS16-0068 in N2SW of Section 4, T156N R97W. The property is currently zoned Agricultural. Equality Township.

Charlene Hickel gives the commissioners an updated site plan for the RV park. The site plan shows that they have moved the proposed park to the west side of the parcel rather than the east. Henderson draws a box inside of the parcel that shows where the RV park will be. Cymbaluk says that the lagoon was one of the big concerns in the November 29<sup>th</sup> meeting. Henderson says that the whole parcel will be zoned Public, but they would need to follow their plan. Kalil asks what is stopping them from using the whole piece, and Henderson says that it is under the conditions listed in the staff report. Terry Weisz expresses that he opposes the property because he is worried about sewer, debris, and trespassers. He brings pictures to refer to for the commissioners and shows them what could happen if they do not plug into the City of Ray’s sewer. Schillo says that the site plan does not show a lagoon and asks if they should assume it is already hooked up to the sewer line. Patrick McGarry, friend and consultant for project, says that is correct. He says that they have an approved lagoon system from the state of North Dakota, the intention to City of Ray’s concern is to do a pressurized main to the existing lift station which is in Lund’s subdivision. He says it is about 2,000ft. Henderson recommends that any conditions need to be vocalized as a condition, so it will be in the motion. Weisz asks that Hickel will not be allowed to have a pump, but to be hooked up to the city’s sewer line. Barstad asks if it will be hard surfaced road. Beebe says that the main road is already paved, but typically they can add that as a condition. Pederson asks Hickel if she will have roll-off trash. Hickel responds with a yes and says that they will be in a closed building. Pederson also asks if she has a plan for abandoned RVs. Hickel says that the RV park is strictly travelers, and that they do not plan for issues like that because people will not be allowed to live there. She expresses that she has plans for it to look nice, appealing and that she wants people to want to come back so cleanliness will be the top priority. They also plan for a playground for children, and maybe a splash pad. She explains that when there are events in Minot, people must travel far just for a place to stay. This would help fix that issue. Weyrauch asks about parking for people who visit that are not camping. McGarry says that there is over 300 ft. for parking alone (refers to site plan). Ramberg asks if they park will be managed. Hickel strongly expresses that yes, someone or multiple people will be watching over the park 24/7. Barstad asks if there is a storm shelter in place. McGarry says that the laundry and shower facilities will be used for that purpose as well. Ramberg refers to the pool idea and asks if there will be lifeguards. Hickel explains that it will be more of a reflecting pool rather than a recreational pool. Brostuen asks if

trees will be planted, and Hickel says yes, that there some already in place. The commissioners talk together to make up a list of conditions. The conditions are listed in the motion.

**MOTION:** Pederson moved to approve the request with highway and staff comments, and the following special conditions:

1. Waste shall either be hauled off site or the park shall be connected to the City of Ray’s sewage system.
2. A chain-link fence shall be installed around the perimeter of the RV Park.
3. Interior roads of the RV Park shall be paved.
4. Drainage plan shall be approved by the Water Resource Board.
5. Shower house and laundry facility shall be constructed to provide emergency storm shelter.

**SECOND:** Brostuen

	Barstad	Brostuen	Cymbaluk	Kalil	Pederson	Ramberg	Schillo	Wells	Weyrauch
YES	<b>X</b>	<b>X</b>	<b>X</b>		<b>X</b>	<b>X</b>	<b>X</b>		
NO				<b>X</b>					<b>X</b>

*Motion carried; recommendation is to approve with staff comments and the following special conditions made by the Planning and Zoning Commission Board.*

**DISCUSSION ITEMS**

Amendment to add Off-road/ATV/Motocross track as Conditional Use in the Public District

**ADJOURN:** 6:58 pm

**MOTION:** Brostuen