

**WILLIAMS COUNTY PLANNING AND ZONING COMMISSION
MEETING MINUTES**

Thursday, November 29, 2018 | 6:00 p.m.
COMMISSION ROOM – Williams County Administration Building
206 E Broadway, Williston, ND 58801

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

CALL TO ORDER: 6:00 p.m.

ROLL CALL

Commissioners Present: Barstad, Cymbaluk, Kalil, Schillo, Weyrauch

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

DISPOSITION OF MINUTES – October 18, 2018

MOTION: Barstad moved to approve the minutes as presented.

SECOND: Weyrauch

Motion carried by a voice of all ayes.

NEW BUSINESS

LU-0167-18 A variance request for two lots less than 40 acres to remain classified as an Agricultural District property and not have to dedicate any drainage easements or improve the existing roadway to county standards at the request of Ed Rintamaki. The property is 80 acres located in W2SW of Section 21, T154N R98W. The property is currently zoned Agricultural. Truax Township.

Rintamaki stated his client is asking for a variance from the drainage easement requirement since a valley runs through the subject property. Cymbaluk noted the township approved the request with no additional comments. Kalil asked if the land is being subdivided for a grandson to build a house. Current property owner confirmed the land is subdivided for his grandson to build a house. Kalil stated he has no concern waiving road improvements if it's for a family member.

MOTION: Kalil moved to approve the request with staff comments.

SECOND: Barstad

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

Motion carried; recommendation is to approve the variance request for two lots less than 40 acres to remain classified as an Agricultural property and not have to dedicate any drainage easements or improve the existing roadway to county standards.

LU-0178-18 A Conditional Use Permit for an additional dwelling on a single parcel at the request of Wayne Vance. The property is approximately 160 acres located in NE of Section 2, T154N, R97W. The property is currently zoned Agricultural. Nesson Valley Township.

Wayne Vance stated they are replacing an old house and have had two houses on the property since 1951.

MOTION: Barstad moved to approve the request with staff comments.

SECOND: Kalil

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

Motion carried; recommendation is to approve the Conditional Use Permit request for an additional dwelling on a single parcel with staff comments.

LU-0179-18 A Conditional Use Permit for an existing water depot at the request of Jodi Riehl of Savage-Ames Water Solutions. The property is approximately 80 acres located in S2NE of Section 18, T154N R96W. The property is currently zoned Agricultural. Hofflund Township.

Henderson stated the request is for an existing water depot that had not been renewed in two years. Planning staff was unable to administratively renew the permit since the expiration date had passed. Barstad asked if all buildings on the property were associated with the depot or a farm. Representative confirmed all buildings are for the depot.

MOTION: Kalil moved to approve the request with staff comments.

SECOND: Barstad

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

Motion carried; recommendation is to approve the Conditional Use Permit request for an existing water depot with staff comments.

LU-0185-18 A Zone Change to Urban Residential at the request of Darla Heilman. The property is 2 acres located in SW of Section 6, T156N, R95W. The property is currently zoned Agricultural. Pleasant Valley Township.

No public comment or further discussion.

MOTION: Kalil moved to approve the request with staff comments.

SECOND: Weyrauch

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

Motion carried; recommendation is to approve the Zone Change request to Urban Residential with staff comments.

LU-0187-18 A Conditional Use Permit for Bulk Fuel Storage at the request of Chris Schroeder. The property is 10 acres located in Lot 3 of TCN Ranch Subdivision of Section 33, T156N R101W. The property is currently zoned Commercial. Tyrone Township.

Cymbaluk asked if the campers located on property had been removed. Chris Anderson said all campers have been removed, only thing left on site is the pole barn, and dispatch and safety offices in the trailers. Kalil asked about roads. Anderson said they are getting better, but trucks working on the airport are running at fast speeds on 60th Street. Kalil asked Anderson if Wolla is interested in supporting the special assessment district. Anderson said Wolla would be interested. Barstad asked about the fire inspection. Duane Winter said he has had preliminary talks with Wolla but was waiting for Planning & Zoning’s decision before completing the review. Anderson discussed work completed to date. Winter said all plans will be approved prior to implementation of the fuel storage.

MOTION: Barstad moved to approve the request with staff comments.

SECOND: Schillo

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

Motion carried; recommendation is to approve the Conditional Use Permit request for bulk fuel storage with staff comments.

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.

Henderson noted the request is for a zone change to public for a proposed RV park which is a by-right use in the Public district. The RV park itself is not a part of this request. Charlene Hickel said the intent is to bring a business to the community catering to travelers who pass through the area, not a place for temporary workers to live. Hickel described construction and design proposal for the park including construction landscaping, garbage receptacles, sewer system, etc. Terry Weisz provided the commission with maps of the area. Weisz said he bought his property adjacent to the proposed park to build a family home. Weisz said he

opposes the request because he posts his land every year but still has problems with trespassers. Weisz also expressed concerns about garbage, drainage, open sewage lagoon near wetlands, and increased traffic. Water naturally drains directly east from the Hickel property through his property where he planned to build a house. Patrick McGarry, friend and consultant for project, addressed concerns of roadway usage. McGarry said they would be willing to put signs up to alert drivers of campground. McGarry said the preliminary plan for the sewer has already been approved by the state health department. Tom Wheeler, neighbor to the west, said he is not against the project but is concerned about engine break and speed limit signs. Cymbaluk asked what the position of City of Ray is on project. McGarry said the city of Ray has taken no position since it's outside their jurisdiction. Kalil asked if it would be possible to turn the development north and south. McGarry said not now without rearrangement of the lots. Cymbaluk asked if the township supports the proposal. McGarry said the Township also had no comment. Kalil asked McGarry if they have considered a storm shelter. McGarry said they had not but will take it into consideration. Kalil asked McGarry and Hickel if they have done any market studies for recreational vehicle parks, is there demand? McGarry said not formally, but they did their own research and only found one other RV park within 100 miles of Williston. Cymbaluk asked what the attraction would be over parks like Lewis and Clark State Park. McGarry said many parks don't have sewer hook-ups and other amenities required of RV parks. Kalil asked if park would be used for workforce housing. McGarry said it's not allowed per the ordinance. Barstad asked if amenities would be built prior to operation of the park. McGarry confirmed all amenities would be a part of the construction documents. Kalil asked Weisz if he would be in support of the project if the camp ran north and south. Weisz would like the park to run north and south right off the highway. Barstad asked if the park could be reconfigured to run North and South? McGarry said the project would encompass two parcels if reconfigured to run north and south. Cymbaluk asked if re-subdivision fees could be waived to allow the applicant to reconfigure the proposal. Henderson said fees could be waived at the discretion of the Development Services Director. McGarry said it took one year and cost the Hickel's \$15,000 to configure the lots as they are today. Re-subdividing the properties would cost the Hickel's an additional \$15,000 for a surveyor and engineering company. McGarry said they can accommodate Weisz by fencing in the property, placing the park as far west as possible, and resizing the lots to shrink the length of the park, but would like to proceed with the current proposal.

MOTION: Kalil moved to table the request to allow the applicant to present a different plan.

SECOND: Schillo

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

Motion carried; recommendation is to table the request to allow the applicant to present a different plan.

ADJOURN: 7:25 p.m.

MOTION: Barstad