

**WILLIAMS COUNTY PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
Thursday, December 20, 2018 | 6:00 p.m.  
COMMISSION ROOM – Williams County Administration Building  
206 E Broadway, Williston, ND 58801**

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

**CALL TO ORDER:**

**ROLL CALL**

Commissioners Present: Barstad, Brousten, Cymbaluk, Kalil, Pederson, Ramberg, Schillo, Wells, Weyrauch  
Staff Present: Kameron Hymer, Taylor Dawson, Sam Henderson, Rachel Belden, Duane Winter

**DISPOSITION OF MINUTES -- November 29, 2018**

**MOTION:** Kalil moved to approve the minutes as presented.  
**SECOND:** Brousten

*Motion carried by a voice of all ayes.*

**NEW BUSINESS**

**LU-0194-18** A Conditional Use Permit to store unoccupied temporary workforce housing equipment at the request of Duane Dudley representing Solsten XP Lodging, LLC. The property is 15 acres located in SW portion of N2 of Section 16, T153N R102W. The property is currently zoned Agricultural. Trenton Township.

*Kalil asks if there will be any interest to have it up for renewal in six months. Cymbaluk agrees, says one year is too far out, they have ample time to get the equipment off of that property, and suggests that they are only using it for storage.*

**MOTION:** Kalil moved to approve the request for six months.  
**SECOND:** Pederson

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

*Motion Carried; recommendation is to approve the CUP request for six months.*

**LU-0198-18** A Zone Change to Light Industrial and Rural Residential for a convenience store and gas station with a storage facility and residential home at the request of Bradley Brough. The property is 35 acres located in Sublot 3 in SE of Section 22, T154N R103W. The property is currently zoned Agricultural and Residential. Round Prairie Township.

*Bradley Brough explains his request and the plans for the convenience store. Yerochwicz says she is concerned about the gas station. Thinks there are better sites suited for a gas station rather than in a residential area. Schillo says that the township has concerns and questions. One is that they are requesting light industrial. Explains that the strip is already commercial, why will the zoning have to change to light industrial. Henderson explains that it is the old commercial zoning designation. Schillo says they are concerned that it would take away from the character of the residential area. Once it is zoned light industrial, and the applicant doesn't go through with the project, it could go south, and anything would be able to be built in that area. Henderson says once a property is rezoned, the ordinance states that if for some reason construction or the project isn't started in 18 months, the zoning reverts to the original zoning, which is the old residential. Cymbaluk says it sounds like a good idea but doesn't know if it is a reality. David Loyens has built West Prairie estates. He hands the commission pictures from 2011 of that area and explains that there are multiple deep trenches. Loyens goes into depth about how he does not think that it is a good idea for a truck stop in that area since it would be a distraction and a hazard to the residential properties. He claims that Brough never goes through with his projects and believes that if the property is rezoned it will not be good. Wells asks Loyens how many houses are in his subdivision. Loyens says 26. Cymbaluk says Highway 2 is in the process of being resurveyed, and that he does not see this idea as a reality. Since the area is too far off, he says that corporate companies have denied convenience stores to be built in those kinds of areas. Kalil asks Brough where he will be placing the convenience store on the lot. Brough says that the truck stop would be to the west of the parcel and access would be off Highway 2. Cymbaluk asked if Brough had met with state officials yet about getting the appropriate turning lanes etc. and Brough says no. Kalil asks if Brough owns an access point to the highway and Brough says yes, the edge of the parcel to the west. They learn that the state owns the land on the edge along the road. Brough says the other part of the parcel would be residential. Brousten says that he shares the same concerns as Schillo.*

**MOTION:** Brousten moved to deny.

**SECOND:** Schillo

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

*Motion carried; recommendation is to deny the request.*

**LU-0208-18** A Zone Update to Heavy Industrial at the request of Williams County Planning Staff. The property is 40 acres located in S2NENE and N2SENE of Section 19, T154N R102W. The property is currently zoned Industrial. Judson Township.

*Henderson introduces the request, that it is to update the old zoning classification to the new zoning classification. The uses on the property are compatible to heavy industrial classification. Kalil refers back to the township comments, and asks staff if they have any comments. Henderson says that they are requesting that the owners submit plans to improve the roads in front of their property, asked them to meet with the highway department to find out what is required to bring it up to county standards.*

**MOTION:** Kalil moved to approve the request.

**SECOND:** Ramberg

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

*Motion carried; recommendation is to approve the Zone Change request to Heavy Industrial.*

**DISCUSSION ITEMS**

**ADJOURN:** 6:46

**MOTION:** Brousten