

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

Thursday, July 19, 2018 | 6:00 p.m.

COMMISSION ROOM – Williams County Administration Building
206 E Broadway, Williston, ND 58801

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

CALL TO ORDER: 6:00 p.m.

ROLL CALL

Commissioners Present: Aberle, Kalil, Barstad, Pederson, Wells, Schillo, Brostuen

Staff Present: Weyrauch, Cymbaluk

DISPOSITION OF MINUTES – June 21, 2018

MOTION: Barstad moved to approve the minutes as presented.

SECOND: Brostuen

Voice of all ayes; motion carried.

NEW BUSINESS

LU-0096-18 A Zone Change to Rural Residential at the request of Terry Skjerseth of Pifers Auction & Realty. The site is 20.51 acres located in the NW/4 of Section 29, T156N R97W. The property is currently zoned Agricultural. Equality Township.

No public comment. Kalil asked if the intent is to sell the remainder of the quarter. Henderson said the applicant has interested buyers for both lots that will be created by subdivision.

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

SECOND: Brostuen

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

Motion carried; recommendation is to approve the request with staff and highway department comments.

LU-0103-18 A Conditional Use Permit for a home occupation at the request of D. Eli McMillan. The site is 20 acres located in the E/2 SE SE of Section 11, T153N R99W. The property is currently zoned Agricultural. Twelve Mile Township.

No public comment. Aberle said the business is a small lab at the applicant's residence.

MOTION: Aberle moved to approve the request with staff and highway department comments.

SECOND: Pederson

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

Motion carried; recommendation is to approve the request with staff and highway department comments.

LU-0104-18 A Conditional Use Permit for a pet grooming service at the request of Callie Bina. The site is 2.32 acres located in Lot 1 of Section 11, T154N R98W. The property is currently zoned Residential. Truax Township.

No public comment. Barstad asked how the property is accessed. Henderson discussed existing easements. Kalil asked if staff received any comments from the property owner. Henderson said staff did not receive any comments. Bina stated they do have an easement through the property to the north. Pederson asked how many dogs Bina grooms during a day. Bina said it will be a part-time job during evenings and weekends.

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

SECOND: Barstad

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

Motion carried; recommendation is to approve the request with staff and highway department comments.

LU-0105-18 A Variance to create two parcels less than 40 acres in the Agriculture District, and to not make any road improvements or dedicate any additional easement to existing roads at the request of Ed Rintamaki. The site is approximately 82 acres located in MS16-0076 in the NW/4 of Section 34, T154N R100W. The property is currently zoned Agricultural. Stony Creek Township.

Mark Brunelle was present to represent the applicant. Brunelle stated the neighboring property owners will be purchasing the two lots created by subdivision. Brunelle said he will not be dividing anymore land, so there will not be any additional houses.

MOTION: Barstad moved to approve the request with staff and highway department comments excluding Highway Department comment 2 – Improve roadways to County Standards.

SECOND: Wells

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

Motion carried; recommendation is to approve the request with Planning Staff and Highway Department comments excluding Highway Department comment 2 – Improve roadways to County Standards.

LU-0107-18 A Variance for two 10-acre lots to remain Agricultural at the request of Ed Rintamaki. The site is 20 acres located in MS14-0220 in the E/2 NE of Section 32, T156N R101W. The property is currently zoned Agricultural. Tyrone Township.

John Voll of Remax Bakken Realty said he is working with the developer who is subdividing the property. Voll said there is a need for horse property with homes on 10 acres. Voll asked why the township disapproved of the request. Kalil said the township had concerns of the road being impassable in the winter. Schillo asked if someone is currently living on the property. Henderson said there is a house currently on the property, but he is unaware of the occupancy.

MOTION: Schillo moved to deny the request.

SECOND: Pederson

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

Motion carried; recommendation is to deny the request.

ADJOURN: 6:24 p.m.

MOTION: Barstad