

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

Thursday, August 16, 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: Aberle, Barstad, Brostuen, Cymbaluk, Schillo, Wells, Weyrauch
Staff Present: Kameron Hymer, Nathan Hall, Taylor Dawson, Rachel Belden

DISPOSITION OF MINUTES – July 19, 2018

MOTION: Aberle moved to approve the minutes as presented.

SECOND: Brostuen

Motion carried by a voice of all ayes.

NEW BUSINESS

LU-0112-18 A Conditional Use Permit for a second dwelling on an Ag District parcel at the request of Forrest Carson. The site is 160 acres located in the NW/4 of Section 9, T153N R98W. The property is currently zoned Agricultural. Truax Township.

Aberle spoke with the applicant. Site will include 24' x 34' structure; 12' x 34' garage and 12' x 34' art room.

MOTION: Aberle 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	X	X
NO									

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

LU-0130-18 A Conditional Use Permit for an above ground bulk fuel storage tank at the request of Mark Cahoon. The site is approximately 19.25 acres located in the NESW of Section 11, T154N R102W. The property is currently zoned Commercial. Judson Township.

Nathan Hall said staff received a letter from John Heller. Justin Haley with Missouri Valley Petroleum said request is for a 12,600-gallon and 2,000-gallon double-walled above ground bulk fuel tank. Current containment wall would provide triple containment for property in event of a spill. Aberle asked if the skid shacks are occupied. Haley said they are from the previous owner. He is not familiar with the current use or

of the skid shacks. Cymbaluk asked if there is a berm or barrier around the property. Haley said tanks are double-walled and surrounded by two-foot berm, so they are triple contained. Aberle asked what the skid shacks are currently being used for. Haley said he is not the property owner, therefore he is unaware of the skid shack uses. He is present to represent the CUP.

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

SECOND: Aberle

	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 comments.

DISCUSSION ITEMS

Zoning Update for properties still classified as the old Commercial District in Section 30, T154N, R102W, Judson Township and other properties not updated to current zoning designations.

Hymer said staff has been approached by landowners wanting to apply for building permits in Section 30 of Judson Township. The current uses of the properties would fall within the Heavy Industrial district of the current ordinance. The uses were allowed in the Commercial district under the old ordinance. The non-conforming uses require land owners to initiate a zone change when changing the use of the property. Hymer said this commercial subdivision is a great example of properties within the county that are non-conforming under the new ordinance. Cymbaluk and Schillo both agreed with updating the zoning of the subdivision. Barstad would like an audit of the entire county completed.

MOTION: Schillo moved to direct staff to begin the reclassification process for the commercial properties in S30 of Judson Township for the September P&Z meeting and begin an audit of properties not updated to the current zoning classifications for an update at a later time.

SECOND: Barstad

Motion carried by a voice of all ayes.

ADJOURN: 6:14 p.m.

MOTION: Brostuen