

**Williams County  
Planning and Zoning Commission Meeting Minutes**

6:00 - Thursday, September 17, 2020

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

COMMISSION MEMBERS: Mark Barstad, Chris Brostuen, Tate Cymbaluk, Dan Kalil, Barry Ramberg, Charell Schillo, Louise Skaare

**A. CALL TO ORDER**

**B. ROLL CALL**

Commissioners: Barstad, Brostuen, Cymbaluk, Kalil, Ramberg, Schillo, and Skaare

Absent:

Staff Present: Miller, Belden, Dawson, and Crow

**C. DISPOSITION OF MINUTES**

1. August 20, 2020

Moved by Kalil, seconded by Brostuen Motion carried; approve the minutes as presented

**Carried**

**D. NEW BUSINESS**

1. LU-0123-20 Williams County Planning and Zoning staff is requesting a Zone Change to Urban Residential for the 3-acre parcel. This property is currently zoned Residential.

*Staff Planner, Taylor Dawson, explains that this request was triggered by a Minor-Subdivision Application. The request is to conform with the current Williams County Zoning Ordinance and Subdivision Regulations.*

Moved by Kalil, seconded by Brostuen to approve the request.

**Ayes:** Barstad, Brostuen, Cymbaluk, Kalil, Ramberg, Schillo, and Skaare

**Carried 7-0 on a recorded vote**

2. LU-0129-20 Randall Olson is requesting a Conditional Use Permit for an additional single-family dwelling. The property is currently zoned Agricultural.

*Dawson explains that the primary residence is currently under construction. The second dwelling will be used for a guest house and will be a park-model trailer. Barstad wants to clarify if this will be, in fact, a home or a lodge? Dawson says that the ordinance does not describe which kind of home needs*

*to have a Conditional Use Permit. Other commissioners question if it will be used for the applicant's children. Brostuen explains that he is familiar with the situation and says that is simply for family.*

Moved by Ramberg, seconded by Brostuen to approve the request with Staff and Highway Department comments.

**Ayes:** Brostuen, Kalil, Ramberg, Schillo, and Skaare  
**Nays:** Barstad and Cymbaluk

**Carried 5-2 on a recorded vote**

3. LU-0140-20 Travis Martinson is requesting a Zone Change to Rural Residential. The property is currently zoned Agricultural.

*Dawson explains that this request was triggered by a building permit, needing to bring the parcel into compliance.*

Moved by Barstad, seconded by Kalil to approve the request with Staff and Highway Department comments.

**Ayes:** Barstad, Brostuen, Cymbaluk, Kalil, Ramberg, Schillo, and Skaare

**Carried 7-0 on a recorded vote**

4. LU-0143-20 Rick Stillwell is requesting a Zone Change to Rural Residential and a Conditional Use Permit for a second dwelling. The property is currently zoned Agricultural.

*Dawson explains that the intent is that the property will be subdivided. There is a current farmhouse that long-time renters have been living in. The applicant plans to build a shop with living quarters. Schillo asks why the applicant doesn't subdivide the lot to where there are different parcels that he can build on rather than granting a CUP. Dawson explains that the Ordinance will not permit the acreage. She explains that it would not meet subdivision requirements. Dawson explains that the CUP doesn't transfer, in case the applicant decides to sell the property. Kalil asks the applicant who owns the farmstead. The applicant says that his mother's family owns it.*

Moved by Brostuen, seconded by Ramberg to approve the request with Staff and Highway Department comments.

**Ayes:** Barstad, Brostuen, Cymbaluk, Kalil, Ramberg, Schillo, and Skaare

**Carried 7-0 on a recorded vote**

5. LU-0144-20 Ryan Streff, on behalf of Hemphill Towers, is requesting a Conditional Use Permit for a wireless communications tower for the 80-acre parcel. The property is currently zoned Agricultural.

*Dawson explains that the applicant is available if there are any questions. There are none.*

Moved by Barstad, seconded by Kalil to approve the request with Staff and Highway Department comments.

**Ayes:** Barstad, Brostuen, Cymbaluk, Kalil, Ramberg, Schillo,  
and Skaare

**Carried 7-0 on a recorded vote**

6. LU-0145-20 Ryan Streff, on behalf of Hemphill Towers, is requesting a Conditional Use Permit for a wireless communications tower. The property is currently zoned Agricultural.

*No questions or comments.*

Moved by Ramberg, seconded by Brostuen to approve the request with Staff and Highway Department comments.

**Ayes:** Barstad, Brostuen, Cymbaluk, Kalil, Ramberg, Schillo,  
and Skaare

**Carried 7-0 on a recorded vote**

7. LU-0149-20 Williams County Planning and Zoning Staff is requesting a Zone Change to Urban Residential for Ironwood Estates Subdivision. The subdivision is currently zoned Residential.

*Dawson explains that request is to bring the Subdivision into compliance with the Ordinance.*

Moved by Kalil, seconded by Ramberg to approve the request.

**Ayes:** Barstad, Brostuen, Cymbaluk, Kalil, Ramberg, Schillo,  
and Skaare

**Carried 7-0 on a recorded vote**

## **E. OLD BUSINESS**

1. LU-0121-20 Williams County Planning and Zoning Staff is requesting a Zone Change to Urban Residential for the Wilder Ridge Subdivision. The subdivision is currently zoned Residential.

*Dawson explains that all concerns were addressed after the September 17, 2020 meeting.*

Moved by Kalil, seconded by Barstad to approve the request.

**Ayes:** Barstad, Brostuen, Cymbaluk, Kalil, Ramberg, Schillo,  
and Skaare

**Carried 7-0 on a recorded vote**

**F. DISCUSSION ITEMS**

1. Memo Regarding Intent of Urban Residential Zoning District and Clarification of County-Initiated Zoning Map Update

**G. NEXT MEETING - OCTOBER 15, 2020**

**H. ADJOURNMENT**

Meeting was adjourned at 6:23 p.m.

Moved by Kalil, seconded by Brostuen Motion to adjourn the meeting.

**Carried**