

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

Thursday, September 20, 2018 | 6:00 p.m.  
COMMISSION ROOM – Williams County Administration Building  
206 E Broadway, Williston, ND 58801

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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, Pederson, Schillo, Wells, Weyrauch  
Staff Present: Kameron Hymer, Sam Henderson, Taylor Dawson, Rachel Belden

**DISPOSITION OF MINUTES** – August 16, 2018

**MOTION:** Brostuen moved to approve the minutes as presented.  
**SECOND:** Barstad

*Motion carried by a voice of all ayes.*

**NEW BUSINESS**

**LU-0141-18** A request to transfer a Conditional Use Permit for a caretaker’s dwelling to a new owner/applicant at the request of Terri Sorenson. The property is approximately 10 acres located in L1-L3 of Poison Springs Subdivision in SE/4 SW/4 SE/4 of Section 33, T156N R101W. The property is currently zoned Commercial. Tyrone Township.

*Henderson explained comment from Tyrone Township. Township said they denied the request. However, they only denied the condition to have the time limit removed. Terri Sorensen stated she would like someone to stay on site for security purposes since they’ve experienced vandalism in the past.*

**MOTION:** Brostuen moved to approve the request with Planning Staff and Highway Department comments.  
**SECOND:** Pederson

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

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

**LU-0142-18** A Zone Change to Rural Residential at the request of Ed Rintamaki. The property is 20 acres located in MS14-0220 in E/2 NE of Section 32, T156N R101W. The property is currently zoned Agricultural. Tyrone Township.

*Ed Rintamaki said he spoke with Tyrone Township and was told the same comment as submitted to the Planning Division Office. Aberle said township is narrow but open. Aberle discussed the benefit of dam. Schillo asks if the issue with the dam is because it's on the section line. Cymbaluk asked if township can sign a no-contest. Beebe discussed state inspections regarding dams.*

**MOTION:** Weyrauch moved to table the request to allow the applicant to work with staff to obtain more information about the dam.

**SECOND:** Barstad

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

*Motion carried; recommendation is to table the request to allow the applicant to work with staff to obtain more information about the dam.*

**LU-0147-18** A Conditional Use Permit for a home occupation to operate a salon at the request of Cody Hering. The property is approximately 25 acres located in Sublot 4, E/2SE of Section 9, T153N, R102W. The property is currently zoned Agricultural. Trenton Township.

*No public input.*

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

**SECOND:** Brostuen

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

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

**LU-0146-18** A Zoning Update to Heavy Industrial for properties still classified as the old Commercial District at the request of Williams County Planning Staff. The properties are located in Section 30, T154N, R102W. Judson Township.

*Henderson introduced request. Staff did receive complaints/concerns via email. However, uses in the area are compatible with the Heavy Industrial district. Cymbaluk asked if the update would have consequences for the man camps. Henderson said Target Logistics is currently a legally non-confirming use. The camp can operate as long as it is not expanded or transferred to a new owner or property. Weyrauch asked who inspects camps. Henderson said the state and Planning staff both inspect sites.*

**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        | X       | X     | X        |
| NO  |        |         |          |          |       |          |         |       |          |

**MOTION:** Barstad moved to amend the original motion by removing staff comments

**SECOND:** Schillo

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

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

**ADJOURN:** 6:29 p.m.

**MOTION:** Barstad