MiNUTES

**Mountrail County Planning & Zoning Commission**

**November 25, 2019**

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| **Mountrail County South Complex, 8103 61st St NW, Stanley, ND 58784** |

*Chairman Sorenson called the meeting to order at 8:30 a.m.*

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| **In Attendance** |

**Board members present**: Charlie Sorenson, Gary (Fritz) Weisenberger, Linda Wienbar, Trudy Ruland and Joan Hollekim.

**Also present:** Jana Hennessy, Road & Bridge Engineer, Teresa Captain, Mountrail County Deputy Tax Director, Stephanie Pappa, Mountrail County Auditor/Planning and Zoning Administrator, and Heidi Kory, Planning & Zoning Assistant Administrator

**Public attending:** Ron Dazell; Brekka Kramer; Jonn Knecht; Kris Bergstrom-Kole

**Absent:** Board members absent were Roger Hovda, Arlo Borud, Bill Klug and Tom Bieri. Also absent were Wade Enget, Mountrail County State’s Attorney, and Lori Hanson, Mountrail County Tax Director.

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| **Approval of Agenda** |

Moved by Commissioner Wienbar, seconded by Commissioner Ruland, to approve the agenda. Upon roll call, all present voted yes. Motion carried.

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| 8:33 a.m. Public Hearing –  *Conditional Use* | Oilfield Rentals Inc. /  Drew Molstad, Landowner |

**Applicant**: Oilfield Rentals Inc. in concurrence with Drew Molstad, landowner

**Location**: 10.40 acre, more or less, tract of land described as Outlot 1 of the SE¼ less Sublot A of Outlot 1 of the SE¼ of Section 23, Township 156 North, Range 92 West (**Ross Township**).

**Number of certified mailing receipts provided**: 6

**Purpose**: Employee work housing

**Present:** Ron Dazell with CSI

**Outcome:** The current rules do not allow man camps and needs a specific job in order to have the conditional use permit approved.Mr. Dazell mentioned CSI is currently contracted with Pinnacle/F.U. Oil to build addition at the former Fuel Force location.

**Motion**: Moved by Commissioner Weisenberger, seconded by Commissioner Wienbar to table to the call of the chair the zoning request filed by Oilfield Rentals Inc. with concurrence from Drew Molstad, landowner for a conditional use permit to use land zoned industrial for the purpose of employee work housing on a 10.40 acre, more or less, tract of land described as Outlot 1 of the SE¼ less Sublot A of Outlot 1 of the SE¼ of Section 23, Township 156 North, Range 92 West (**Ross Township)**. Upon roll call, all present voted yes. Motion carried.

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| 8:39 a.m. Public Hearing –  *Variance* | Jonn Knecht & Brekka Kramer, Landowners |

**Applicant**: Jonn Knecht & Brekka Kramer, landowners

**Location**: A tract of land described as Lot 13, Little Knife Cottage Site part of the SW¼SW¼ of Section 1, Township 152 North, Range 93 West (**Unorganized Township**).

**Number of certified mailing receipts provided**: 7

**Purpose**: Building a 10’ x 30’ storage structure.

**Present:** Brekka Kramer and Jonn Knecht; Kris Bergstrom-Kole

**Discussion:** Commissioner Ruland stated that the structure would be in the ROW and not be able to build. Commissioner Ruland stated P&Z doesn’t have authority to authorize building on the ROW.

**Motion**: Moved by Commissioner Hollekim, seconded by Commissioner Ruland, to deny the zoning request and building permit #2089 filed by Jonn Knecht & Brekka Kramer, landowners for a variance to build a 10’ x 30’ storage structure on a tract of land described as Lot 13, Little Knife Cottage Site part of the SW¼SW¼ of Section 1, Township 152 North, Range 93 West (**Unorganized Township)** as the request to build is not within the boundaries of their deeded lot. Upon roll call, all present voted yes. Motion carried.

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| **Approval of Building Permits** |

**Motion:** Moved by Commissioner Hollekim, seconded by Commissioner Ruland, to approve building permits 2087-2088 and 2090. Upon roll call, all present voted yes. Motion carried.

**Building Permits 2087, 2088 and 2090**

2087-Bison Midstream LLC, Landowner-Parcel#100016801, Outlot 1 of the SW¼SE¼ of Section 35, Township 157 North, Range 90 West, **(Clearwater Township)** (2) 12’x20’ 400 BBL Water Tanks.

2088-Mark Nesheim, Landowner-Parcel#310005600, SW¼ of Section 14, Township 154 North, Range 90 West, **(Austin Township)** 40’x40’ Double Garage with 2nd Story Living Quarters.

2090-Brian Hamers, Applicant/Robert Hamers, Landowner-Parcel#570019400, SW¼ of Section 10, Township 156 North, Range 90 West **(Palermo Township)** 16’x80’ Mobile Home.

**Temporary Use Applications:** Approved

**Temporary Use Applications**

Purity Oilfield Services, Applicant & Harvey Peterson, Landowner-ND2019-19798- Expires12/2/20-Parcel#260007900

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| **Approval of Minutes** |

**Motion**: Moved by Commissioner Wienbar, seconded by Commissioner Hollekim, to approve the October 28, 2019 minutes as corrected. Upon roll call, all present voted yes. Motion carried.

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| **Board Concerns** |

Discussion was held on requiring a Homeowners’ Association (HOA) when new subdivisions are implemented.

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| **Next Meeting** |

Next regular meeting of the Mountrail County Planning & Zoning Board is ***Monday December 23, 2019*** at 8:30 am at the Mountrail County South Complex, 8103 61st St. NW Stanley, ND 58784.

Meeting adjourned at 9:23 a.m.

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| **Approval** |

Accepted and approved this 23rd day of December 2019.

Charlie Sorenson, Chairman Stephanie A Pappa, Administrator

Mountrail County Mountrail County

Planning & Zoning Commission Planning & Zoning