MINUTES

**Mountrail County Planning & Zoning Commission**

**March 24, 2025**

The meeting of the Mountrail County Planning & Zoning Commission was called to order at 8:30 a.m. by Chairman Charlie Sorenson with Commissioners Cameron Tomjack, Trudy Ruland, Arlo Borud, Kirk Johnson, Joan Hollekim, Douglas Bratvold and Megan Fritel present. Also present were Planning & Zoning Administrator Melissa Vachal, Planning & Zoning Assistant Malinda Gunderson, Mountrail County State’s Attorney Wade Enget, Mountrail County Tax Equalization Director Kim Savage and Mountrail County Tax Assessor Karen Brown and Mountrail County Auditor Stephanie Pappa. Absent was Commissioner Jessie Weyrauch.

**APPROVAL OF AGENDA**

Moved by Commissioner Ruland, seconded by Commissioner Tomjack, to approve the agenda. All present voted yes. Motion carried.

**APPROVAL OF MINUTES**

Moved by Commissioner Borud, seconded by Commissioner Ruland, to approve the Planning & Zoning Commission minutes of the February 24, 2024 meeting as amended. All present voted yes. Motion carried.

1. **8:35 a.m. Schenk LLC-Applicant; Brent & Kayla Wollschlager-Landowners; (PZ-2025-0025) Temporary Fresh Water Industrial Use Point of Diversion**

Zoning Request/Temporary Fresh Water Industrial Use Point of Diversion for the following described property: a tract of land 155.43 acres more or less located in the SE1/4 of Section 36, Township 152 North, Range 91 West (Van Hook Township) (Parcel# 45-0015200)

The applicant (represented by Ron Schenk with Schenk LLC) is seeking a Temporary Fresh Water Industrial Use Point of Diversion for the purpose of pumping water via lay flat hose for industrial use. This application is a renewal but it is being brought in front of the board due to the project being located along Shell Creek. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Ruland, seconded by Commissioner Johnson, to approve the zoning request filed by Schenk LLC with concurrence from Brent & Kayla Wollschlager-landowners, for a temporary conditional use permit for a Temporary Fresh Water Industrial Use Point of Diversion to pump water via lay flat hose for industrial use on a tract of land 155.43 acres more or less located in the SE1/4 of Section 36, Township 152 North, Range 91 West (Van Hook Township) contingent upon adhering to the ND State Temporary Water Permit ND2024-22702 valid 3/24/25 through 1/31/26 and adhering to Mountrail County Road & Bridge and/or township(s) temporary ROW use requirements as Schenk LLC with concurrence from Brent & Kayla Wollschlager-landowners, has met all criteria as set forth in the Mountrail County Land Development Code and is further contingent upon Schenk LLC with concurrence from Brent & Kayla Wollschlager-landowners, complying with all other terms and conditions of the Mountrail County Land Development Code. All present voted yes. Motion carried.

1. **8:38 a.m. Gravel Products Inc.-Applicant; Lyle & Gayle Gorseth-Landowners; (PZ-2025-0026) Conditional Use**

Zoning Request/Conditional Use Permit for the following described property: a tract of land 65.00 acres, more or less, tract of land located in the SE1/4SE1/4, SE1/4NE1/4SE1/4, E1/2SW1/4SE1/4 of Section 26, Township 156 North, Range 89 West (McGahan Township) (Parcel# 16-0013200)

The applicant (represented by Max Schriock with Gravel Products Inc.) is seeking a Conditional Use Permit to use land zoned Agricultural to mine gravel on a previously reclaimed pit. The applicant has no immediate plans to use this pit but wants it for future use. Applicant has met all requirements of the Planning & Zoning Board.

Moved by Commissioner Borud, seconded by Commissioner Hollekim, to approve the zoning request filed by Gravel Products Inc. with concurrence from Lyle & Gayle Gorseth-landowners, for a Conditional Use Permit for the purpose of mining gravel on land zoned Agricultural on a tract of land 65.00 acres, more or less, tract of land located in the SE1/4SE1/4, SE1/4NE1/4SE1/4, E1/2SW1/4SE1/4 of Section 26, Township 156 North, Range 89 West (McGahan Township) for a period of 5 years, expiring on 3-24-2030, as Gravel Products Inc. with concurrence from Lyle & Gayle Gorseth-landowners, has met all other criteria as set forth in the Mountrail County Land Development Code and is further contingent upon Gravel Products Inc. with concurrence from Lyle & Gayle Gorseth-landowners, complying with all other terms and conditions of the Mountrail County Land Development Code. All present voted yes. Motion carried.

1. **8:41 a.m. Basin Electric Power Cooperative-Applicant; Multiple-Landowners; (PZ-2025-0019) Conditional Use**

Zoning Request/Conditional Use Permit for the following described property: a tract of land beginning in Mercer County traveling north through the Townships of Plaza, Spring Coulee, Shell, Wayzetta, Crane Creek, Knife River, Unorganized Township of 153-93, rat Lake, Unorganized Townships of 154-94 & 155-94, Myrtle & White Earth, ending at Outlot 4 of the E1/2NW1/4NE1/4 & W1/2NE1/4NE1/4 of Section 29, Township 157 North, Range 94 West (White Earth Township) for a total route distance of 70.00 miles, more or less. (multiple parcel numbers)

The applicant contacted Administration on March 20, 2025 (after the agenda was published) to request to leave this matter tabled until the April 28, 2025 meeting of the Planning & Zoning Board.

**Temporary Water Permits – New – For Board Information Only**

PZ-2025-0046 – Atlas Engineering – Applicant. Jason & Andrea Roise – Landowner. State Water Permit #ND2024-22756. Period of Authorized usage: 3/13/2025 through 12/31/2025. Pump placement on a tract of land 45.40 acres more or less located in Gov’t Lot 4 (SE1/4NE1/4 & NE1/4SE1/4) of Section 17, Township 157 North, Range 92 West (Cottonwood Township) (8) CERTIFIED RECEIPTS RECEIVED. Approved by P&Z Administrator

PZ-2025-0047 – Atlas Engineering – Applicant. D & R Lalim LLLP – Landowner. State Water Permit #ND2024-22724. Period of Authorized usage: 3/13/2025 through 6/30/2025. Pump placement on a tract of land 40.00 acres more or less located in the NE1/4SE1/4 of Section 28, Township 156 North, Range 94 West (Myrtle Township) (9) CERTIFIED RECEIPTS RECEIVED. Approved by P&Z Administrator

PZ-2025-0052 – Quality Water Systems LLC – Applicant. Gerald & Jennifer Neset – Landowner. State Water Permit #ND2025-22852. Period of Authorized usage: 3/18/2025 through 7/01/2025. Pump placement on a tract of land 40.00 acres more or less located in the SE1/4NE1/4 of Section 15, Township 155 North, Range 94 West (Unorganized Township) (9) CERTIFIED RECEIPTS RECEIVED. Approved by P&Z Administrator

PZ-2025-0053 – Gerald & Jennifer Neset – Applicant/Landowner. State Water Permit #ND2025-22817. Period of Authorized usage: 3/19/2025 through 7/01/2026. Pump placement on a tract of land 40.00 acres more or less located in the SW1/4SE1/4 of Section 15, Township 155 North, Range 94 West (Unorganized Township) (9) CERTIFIED RECEIPTS RECEIVED. Approved by P&Z Administrator

PZ-2025-0055 – Don & Theresa Heinle – Applicant/Landowner. State Water Permit #ND2025-22810. Period of Authorized usage: 3/25/2025 through 2/28/2026. Pump placement on a tract of land 80.00 acres more or less located in the N1/2SW1/4 of Section 22, Township 156 North, Range 94 West (Myrtle Township) (10) CERTIFIED RECEIPTS RECEIVED. Approved by P&Z Administrator

**Lay Flat Hose Permits – New – For Board Information Only**

ASWS LLC – Lay Flat Hose Permit only – Permit Number – State Water Permit ND2024-22520/PZ-2025-0048. Pumping of industrial water by lay flat hose: ASWS LLC – Applicant. Catherine Wangsness – Landowner. SW1/4NE1/4 (Gov’t Lot 3) of Section 17, Township 157 North, Range 92 West (Cottonwood Township) ending in S1/2SW1/4 of Section 9, Township 157 North, Range 93 (Sorkness Township).

ASWS LLC – Lay Flat Hose Permit only – Permit Number – State Water Permit ND2024-22524/PZ-2025-0049. Pumping of industrial water by lay flat hose: ASWS LLC – Applicant. Derrick & Shayla Erie – Landowner. SE1/4SE1/4 (Gov’t Lot 8) of Section 7, Township 157 North, Range 92 West (Cottonwood Township) ending in S1/2SW1/4 of Section 9, Township 157 North, Range 93 (Sorkness Township).

ASWS LLC – Lay Flat Hose Permit only – Permit Number – State Water Permit ND2024-22520/PZ-2025-0051. Pumping of industrial water by lay flat hose: ASWS LLC – Applicant. Catherine Wangsness – Landowner. SW1/4NE1/4 (Gov’t Lot 3) of Section 17, Township 157 North, Range 92 West (Cottonwood Township) ending in S1/2SW1/4 of Section 9, Township 157 North, Range 93 (Sorkness Township).

**Building Permits 2403-2406**

2403 – PZ-2025-0024 – Kevin & Cassie Fjeldahl – Applicant/ Landowner. Parcel #51-000643. Lot 4 of Brendle’s Third Subdivision located in the S1/2NE1/4 of Section 10, Township 151 North, Range 91 West. (Liberty Township) 50’x 80’ house & attached garage with 30’x 20’ back deck with front patio.

2404 – PZ-2025-0027 – Dillon & Kylee DeBock – Applicant/ Landowner. Parcel #06-0000205. SE1/4SE1/4 of Section 1, Township 158 North, Range 93 West. (Powers Lake Township) 1620 sq ft house & attached 29’x 35’5” garage with 24’x 5’8” deck.

2405 – PZ-2025-0056 – Zachary & Tess Jarmin – Applicant/ Landowner. Parcel #18-0004240. Lot 4 of Schmidt’s Country Estates First Addition located in the E1/2NE1/4 of Section 9, Township 156 North, Range 91 West. (Idaho Township) 36’x48’ storage building.

2406 – PZ-2025-0057 – Jerard & Heidi Kaylor – Applicant/Lease Holder. Mountrail County Park Commission – Landowner. Parcel #45-0014101. Lease Lot 7, Block 17 Traynor Park Subdivision located in the S1/2SW of Section 29 & N1/2N1/2 of Section 32, Townshiup152 North, Range 91 West (Van Hook Township) 14’x52’ mobile home with 16’x12’ deck/patio.

Moved by Commissioner Ruland, seconded by Commissioner Borud, to approve building permits 2403-2406. All present voted yes. Motion carried.

**Demolition Permit**

PZ-2025-0050 – Richard Bergstad – Applicant. Mountrail County Park Commission – Landowner. Parcel #45-0019214. Lot 7, Block 18 of Traynor Park located in the S1/2SW1/4 of Section 29 & N1/2N1/2 of Section 32, Township 152 North, Range 91 West. (Van Hook Township). Trailer & addition.

Moved by Commissioner Borud, seconded by Commissioner Ruland, to approve demolition permit PZ-2025-0050. All present voted yes. Motion carried.

**ONGOING BUSINESS**

Gravel Pits- Remains ongoing Administration working on Report

Green Acres Subdivision – No new activity still no Letter of Credit-no activity happening

Hyrum Zetting Plan of action for Green Acres Subdivision

Subdivision Letter of Credit

Data Centers

Battery Storage Facilities

**STAFF UPDATES**

* Next special meeting of the Mountrail County Land Development Code Committee is scheduled for May 20, 2025.
* Administration is still watching legislation for any bills pertaining to Planning & Zoning.

**BOARD CONCERNS**

* None.

The Board adjourned at 8:52 a.m. Next regular meeting of the Mountrail County Planning & Zoning Commission is **Monday, April 28, 2025,** at 8:30 am via GOTOMEETING or in the Commissioners Room at the Mountrail County Courthouse.

Accepted and approved this 28th day of April, 2025.

Charlie Sorenson, Chairman Melissa Vachal, Administrator

Mountrail County Mountrail County

Planning & Zoning Commission Planning & Zoning

**\*Electronic recordings of full meetings are kept in the office per NDCC 44-04\***