

## **Planning and Zoning Commission Minutes**

**June 12, 2024**

Meeting was held at the McKenzie County Courthouse County Commission Boardroom in Watford City, ND and called to order at approximately 4:00 PM.

### **PLEDGE OF ALLEGIANCE AND ROLL CALL**

**Members Present:** Cody Knetzger, Craig Hystad, Tim Transtrom

**Members Remote:** Jim Jeske, John Irwin

**Members Absent:** Butch Fleck, Kathy Skarda, Lance Renville, Matt Beard

**Staff Present:** Planning Attorney Ari Johnson, Planner Candy Lundgren, Code Enforcement Officer Raul Sanchez, Administrative Assistant Brooke Simons

**Staff Remote:** Director Kimpel

**For others, see sign in sheet at end of minutes.**

### **APPROVE AGENDA**

**Motion to approve June 12, 2024 meeting Agenda as presented; Motion by Craig Hystad; Second by Tim Transtrom; Voice Votes: all Ayes.**

**Motion to approve June 12, 2024 agenda as presented passes.**

### **APPROVE MEETING MINUTES:**

**Motion to approve May 13, 2024 Meeting Minutes as presented; Motion by Tim Transtrom; Second by Craig Hystad; Voice Votes: all Ayes.**

**Motion to approve May 13, 2024 Meeting Minutes as presented passes.**

### **CODE ENFORCEMENT:**

Nothing was Presented

### **UNFINISHED BUSINESS:**

Nothing was Presented

## **PUBLIC HEARINGS:**

### **#01-24COMP-ZC – Ag Expo:**

A discussion was held on #01-24COMPZC – Ag Expo. **Candy Lundgren** presented #01-24COMP-ZC. **Cody Knetzger** asked does anyone on the board have any questions or comments? Anyone in the public audience have any questions?

**Motion to approve #01-24COMP-ZC Ag Expo Motion by Tim Transtrom; Second by Craig Hystad; voice votes: All Ayes.**

**Motion to approve #01-24COMP-ZC Ag Expo as presented passes.**

### **#05-24ZC – Silloway:**

A discussion was held on #05-24ZC – Silloway. **Candy Lundgren** presented #05-24ZC. **Cody Knetzger** asked are there any questions from the Board or the Public? **Craig Hystad** asked what is currently there? **Candy Lundgren** stated there is just a building. **Cody Knetzger** asked so you said that the township did approve? **Candy Lundgren** stated Yes. It's always been used as industrial. **Craig Hystad** stated this is in the same area that we approved that one a couple months ago? **Candy Lundgren** stated Yes. **Cody Knetzger** stated any comments from the audience?

**Motion to approve #05-24ZC – Silloway by Craig Hystad; Second by Tim Transtrom; voice votes: All Ayes.**

**Motion to approve #05-24ZC Silloway as presented passes.**

### **#06-24ZC – Hutchinson:**

A discussion was held on #06-24ZC – Hutchinson. **Candy Lundgren** presented #06-24ZC. **Cody Knetzger** asked any questions from the Board? **Tim Transtrom** stated we don't typically approve if there is not approval from the Township. **Craig Hystad** stated Township doesn't approve it. They got their own zoning, if they don't approve it very seldom do, we over ride it. They are the ones dealing with them. **Cody Knetzger** asked any audience comments or question? **Craig Hystad** stated I guess being my theory is they applied for commercial with the Township and now they are asking for Light Industrial. So, I recommend denial, the Township didn't approve for light industrial and that has always been our policy. Township gives first

approval.

**Motion to deny #06-24ZC – Hutchinson by Craig Hystad; Second by Tim Transtrom; voice votes: All Ayes.**

**Motion to deny #06-24ZC Hutchinson as presented passes.**

### **#06-24CUP – Ruiz Properties**

A discussion was held on #06-24CUP – Ruiz Properties. **Candy Lundgren** presented #06-24CUP. **Cody Knetzger** asked so, this is where he has been working to get this back into compliance. **Candy Lundgren** stated yes, this is the 2<sup>nd</sup> location and Juan Ruiz is here to answer any questions that you may have. **Juan Ruiz** stated the units used to be on the Southern tree line where the property line was changed. The utilities were crossing over to the neighboring property. I talked to the other property owner and they agreed to the property line adjustment. I would like to now put housing there. **Craig Hystad** asked so, you're requesting to have four units on this location? Juan Ruiz stated yes, I would not need anymore than four units. **Cody Knetzger** asked there has not been any other surrounding landowners that have concerns or issues. **Candy Lundgren** stated no telluride and the one we decided to call a motel are all workforce housing out there in the area. **Cody Knetzger** stated all those cabins are right there. **Craig Hystad** asked so is this is right next to where you have your other six? **Juan Ruiz** stated seven yes, it used to be eight but because of County Rd 30 they asked me if I could remove one. So, I removed the one closes to the road and now it's just sitting there. **Candy Lundgren** stated he used to have a tenant in there, but had to have them move out so they could move it. **Adam Birch Bertsch** stated I live just two doors down at 12624 23 Street I also have a CUP for my storage that I am working on the only thing I have to mention is I have a family I'm trying to raise there and they are not an issue usually but if I have to drive in there and see 5 shacks/ trailers it's not that great. I have two kids we are up and down the road all the time going between the storage and the house. I prefer a family lives there. I have no issues with them usually. In general, it's a neighborhood it would be nice for it to stay a neighborhood and not be employee housing. We have employee housing everywhere. We have had a few minor issues, but nothing big I could say against them, but that is all I have to say.

**Motion to approve #06-24CUP Ruiz Properties by Tim Transtrom; Second by Craig Hystad; voice votes: All Ayes.**

**Motion to approve #06-24CUP Ruiz Properties as presented passes.**

## **#09-24CUP – McKenzie County Ag Expo**

A discussion was held on 09-24CUP – McKenzie County Ag Expo. **Candy Lundgren** presented #09-24CUP. **Cody Knetzger** asked any comments or questions? **Tim Transtrom** asked is this sign going in the parking lot? **Candy Lundgren** said no if you go to the map, it is the dark blue box. I don't know exactly where the State is going to make them put it, but they are not here to answer due to the fair. If you look at the map somewhere in that commercial box is where the sign will be. It will be up to the DOT. **Cody Knetzger** asked does anyone have any comments or questions before we go any farther?

**Motion to approve #09-24CUP McKenzie County Ag Expo by Craig Hystad; Second by Tim Transtrom; voice votes: All Ayes.**

**Motion to approve #09-24CUP Mckenzie County Ag Expo as presented passes.**

## **ADJOURNMENT**

**The meeting adjourned at 4:20 PM; Motion to Adjourn by Craig Hystad; Second by Tim Transtrom; Voice Votes: all Ayes.**

**Motion to Adjourn passes.**

The next meeting of the McKenzie County Planning and Zoning Board will be held on Monday, July 8, 2024 at the McKenzie County Courthouse, 201 5<sup>th</sup> Street NW, County Commission Boardroom at 4 PM.

