



Planning and Zoning Commission

#08-24ZC Brenda Altenweg/ Down to Earth Truckn

Reason for Request:	Bring an existing industrial business into compliance with current zoning.
Hearing Date:	December 9, 2024. Postponed to January 13, 2025
Location:	2961 133J Ave NW Arnegard, ND S02, T-150N, R-100W, PID 030001095 IT# 2545 PT S1/2NE1/4 5 ACRES
Owner(s)/Applicant:	Brenda Altenweg/ Down to Earth Truckn

Existing:		Proposed:	
CP Land Use:	Transitional	CP Land Use:	Transitional
Zoning:	Agriculture	Zoning:	Light industrial
Setbacks:	25 feet from Front Sides and Rear	Setbacks:	50 feet for Both Front and Back, 25 feet on the sides
Lot Area:	5 acres	Lot Area:	5 acres

McKENZIE COUNTY

Finding of Fact:

1. All public notifications have been made
2. No comments either for or against have been received.
3. Applicant is the owner of the property.
4. Applicant has approval for the Zone Change to Light Industrial from Arnegard Township.
5. Applicant has an approved Weed plan from the County Weed Dept.
6. The property has been used as Light Industrial off and on since 2014.
7. Per the McKenzie County Lands use designation, Industrial is consistent with the current Ag zone.
8. The proposed site is already in existence and will not impede the normal orderly development of the area.

Growth Management Plan Consistency:

Light Industrial is consistent with the current land use Designation of Agriculture

Suggested Motion:

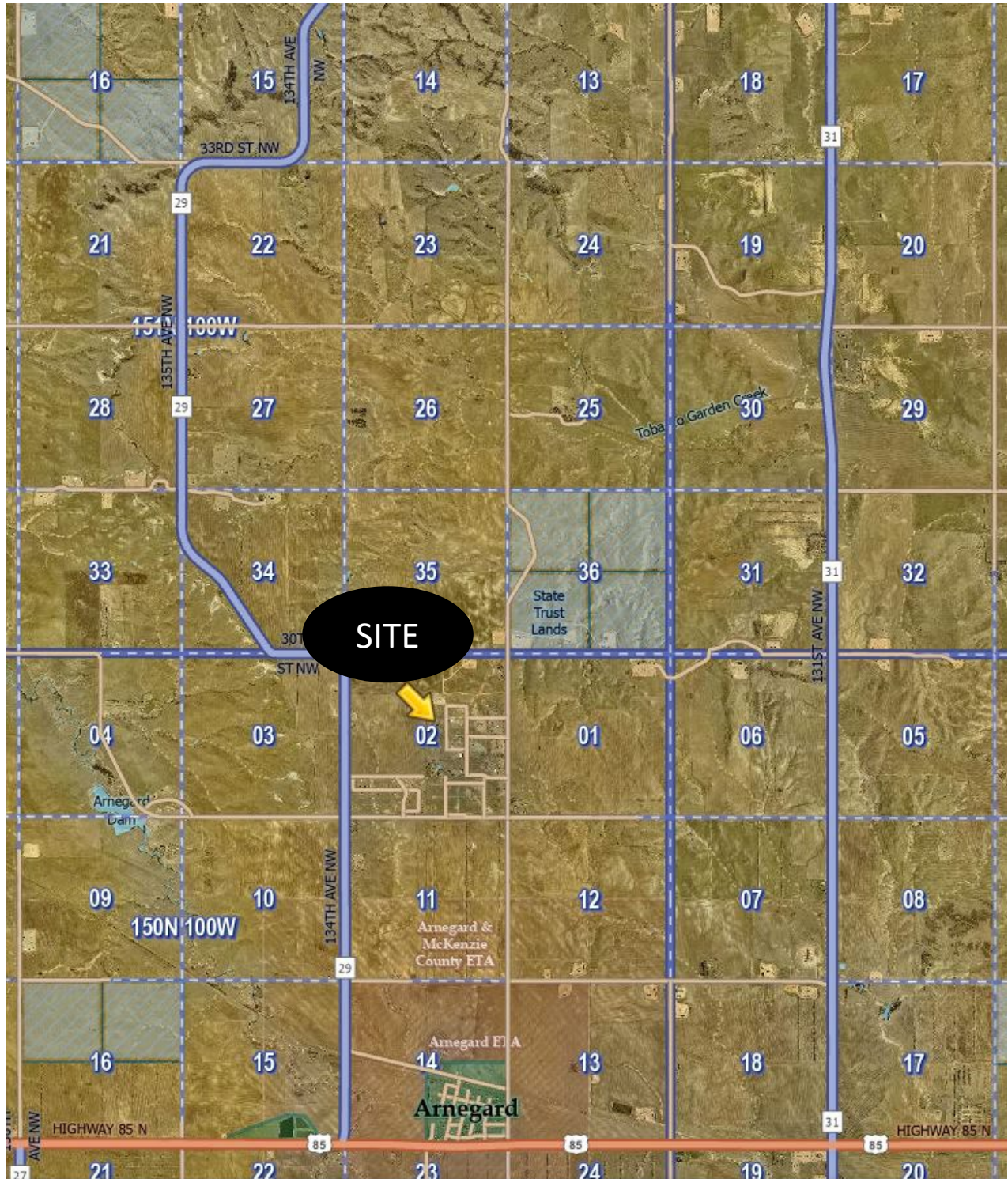
Staff recommends approval of the Zone Change 8-24 from Agricultural to Light Industrial to the Board of County Commissioners. Adopt the finding as presented in the staff report.

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PID # 030001095

S-02,T-150N,R-100W

Vicinity MAP

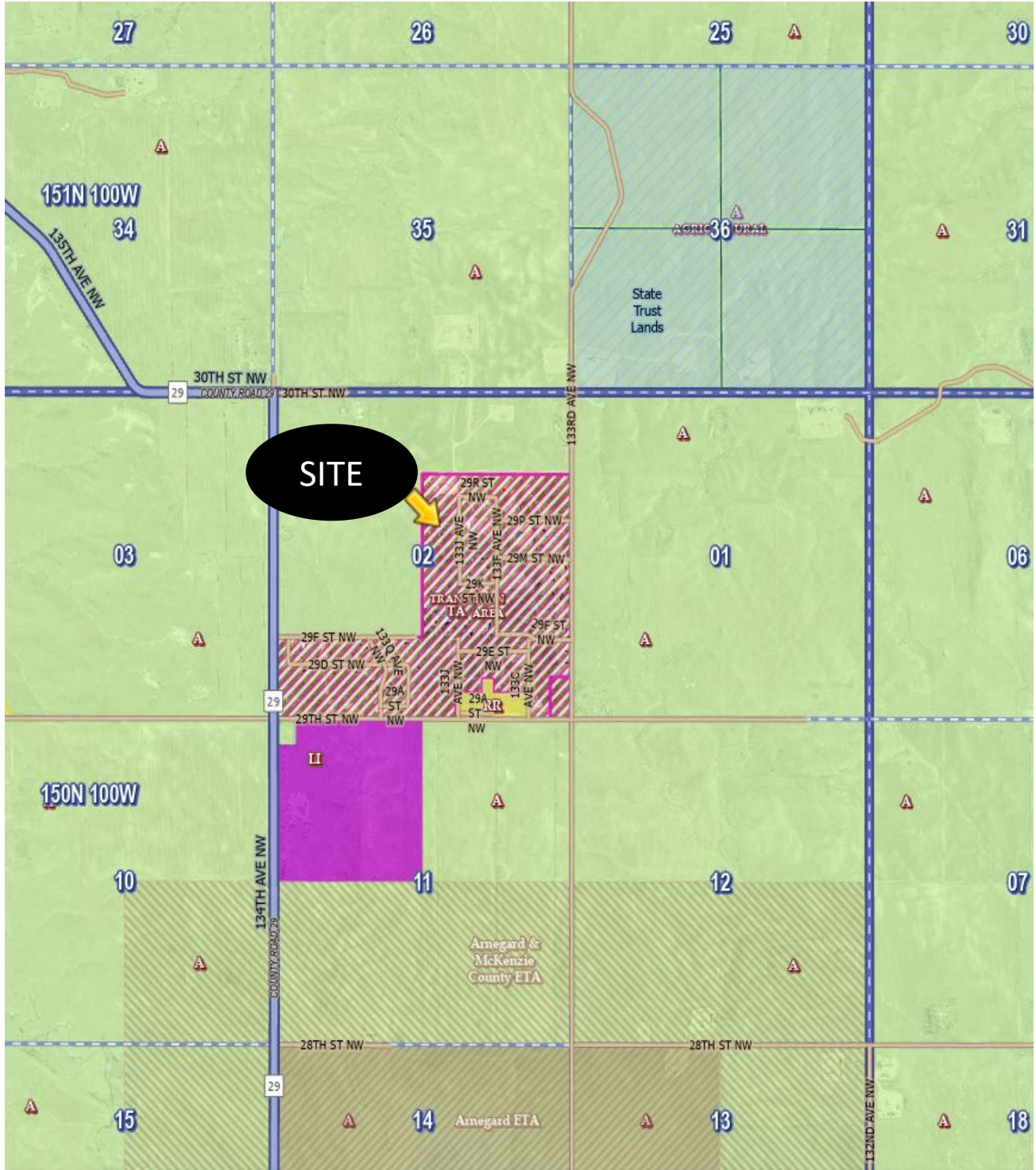


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Current Comprehensive Plan Map-Transitional

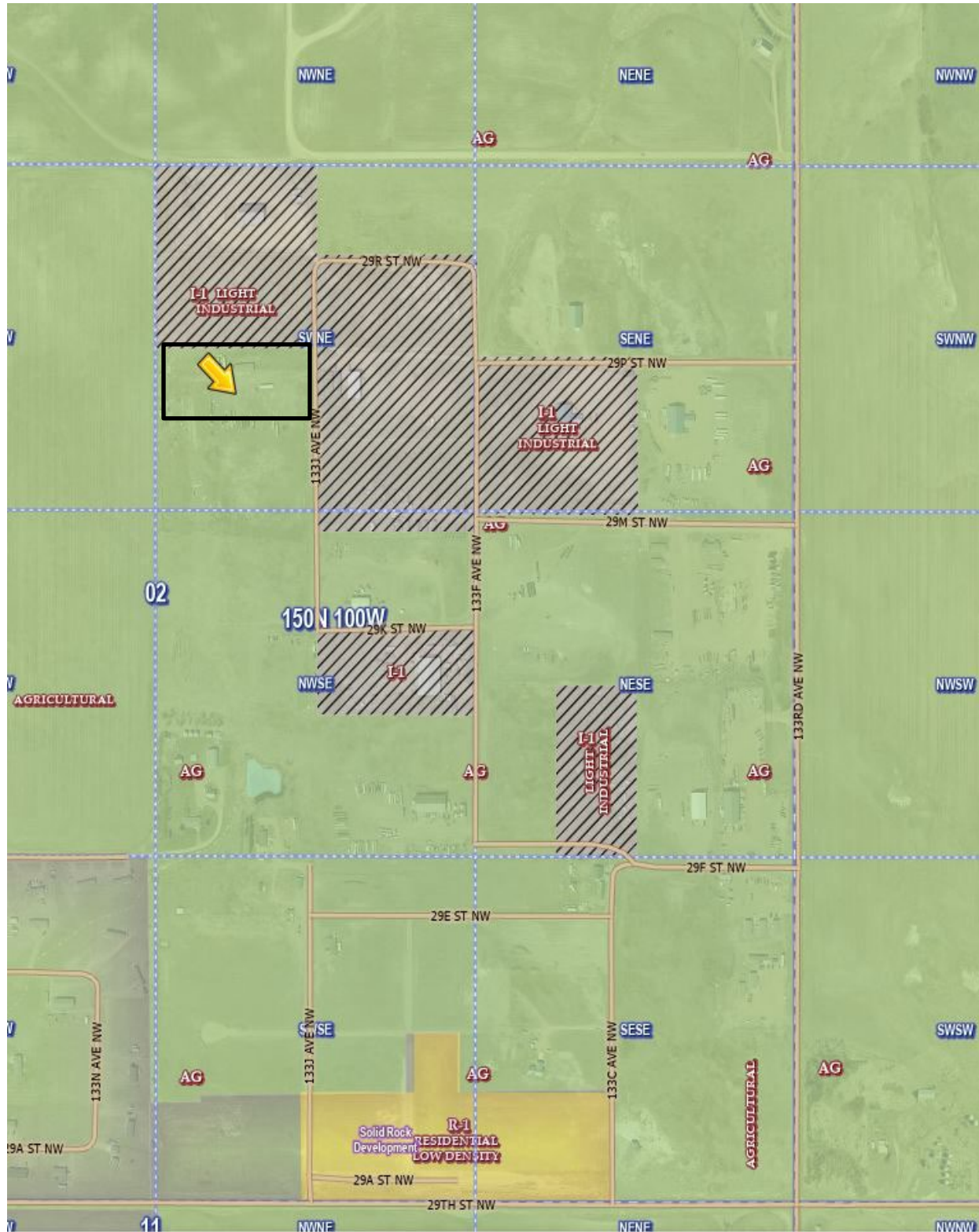


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Zoning Map-Agriculture



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SITE MAP

