

Zoning Commission Minutes

January 29, 2015
3:00 pm

Vice Chairman Jay Elkin called the meeting of the Stark County Zoning Commission to order. Vice Chairman Jay Elkin, Klayton Oltmanns, Kurt Froelich, Duane Grundhauser, Larry Messer, and Gene Jackson present and absent was Russ Hoff and Sue Larsen. Also present were Planner Steve Josephson, and Nicole Roberts of the Auditor's office.

Duane Grundhauser moved to approve the minutes from the November 25, 2014 meeting. Larry Messer seconded. All voted Aye and motion carried.

Vice Chairman Jay Elkin opened the public hearing on a request from Shannon Dennis. The request is for a temporary use permit for storage of equipment and material related to oil exploration and production on a parcel located in the NE4 of Section 29, Township 138, Range 96 containing approximately 160 acres. The actual lease area for storage of the equipment is approximately one acre. Vice Chairman Jay Elkin asked for anyone to speak for or against the zoning change. Vice Chairman Jay Elkin closed the public hearing.

Duane Grundhauser moved to recommend to the Stark County Board of Commissioners the approval of the a temporary use permit for storage of equipment and material related to oil exploration and production on a parcel located in the NE4 of Section 29, Township 138, Range 96 containing approximately 160 acres with amended conditions. Klayton Oltmanns. Roll call vote. All voted Aye and the motion carried.

STAFF RECOMMENDATION: Approval of the proposed temporary use permit based upon the following findings:

1. Through the inclusion of the following conditions, the location of the proposed project should not adversely impact the existing agricultural uses in the vicinity.
 - a. **The temporary use permit shall be limited to the storage of oil rigs and oil rig buildings. No other activities shall occur on the site, and no other materials shall be stored on the site.**
 - b. **The duration of the temporary use permit shall be February 1, 2015 through January 31, 2016.**
 - c. **The storage of oil rigs and oil rig buildings associated with the temporary use permit shall be restricted to the area shown on the map submitted with the application dated December 18, 2014.**
 - d. **Transport of oil rigs and oil rig buildings shall be restricted to daylight hours.**
 - e. **All oil rigs and oil rig buildings shall be cleaned and free of chemicals and other toxic materials prior to storage on the site.**
 - f. **No permanent structures shall be erected on the site.**
 - g. **The site shall remain undeveloped and unimproved. No gravel, scoria, concrete, asphalt or similar materials shall be allowed on the site.**
 - h. **No other structures, vehicles, equipment or materials shall be stored on the site.**
 - i. **Access points serving the subject property shall be determined in accordance with Stark County regulations.**
 - j. **The developer shall be responsible for all maintenance associated with the temporary use permit.**

- k. Any proposed change of the temporary use permit, including location of the storage of the oil rigs and oil rig buildings, shall require a hearing before the Stark County Planning and Zoning Board and approval from the Stark County Commission.**
- l. The permit may be revoked by the County Commission anytime the applicant is in non-compliance with any of the conditions set by the Planning and Zoning Board or the County Commission for the issuance of the permit.**
- m. Storage of the oil rigs and oil rig buildings shall be performed in accordance with all applicable County, State and Federal rules and regulations.**

Steve Josephson, County Planner discussed the following items:

ND Planning Association workshop

South Heart Study

West Dickinson Plan joint meeting

Klayton Oltmanns moved to adjourn. Roll call vote. All voted Aye and the motion carried.