

Zoning Board Minutes

December 3, 2007
4:00 pm

Chairman George Nodland called the meeting of the Stark County Zoning Board to order. Members present were George Nodland, Ron Hauck, Leo Kuntz, Duane Grundhauser, Frank Emch, Sue Larson, Russ Hoff, and Joe Frenzel. Also present were States Attorney, Tom Henning, Zoning Director, Diane Brines, and Auditor Alice Schulz.

Ron Hauck made a motion to approve the minutes from the November 5, 2007 meeting. Joe Frenzel seconded. All voted Aye. Motion carried.

A request was made by Neil Messer for Great Northern Power Development LP for a zoning change from Agricultural to Industrial for the purpose of operating a coal mine. This is a conditional use permit under the industrial zoning. The property is located in Township 139, Range 98, Section 9: South of RR, Section 10: SW4 South of RR, Section 13: SW4SW4, Section 14: W2W2, SE4SW4, S2SE4, Section 15: All, Section 16: All, Section 17: All, Section 20: N2N2, SE4NE4, E2SE4, Section 21: All, Section 22: All, Section 23: All, Section 24: W2NW4, Section 27: All, Section 28: N2NW4, E2, Section 29: NE4NE4, Section 33: NE4, E2SE4, Section 34: All. Township 138, Range 98, Section 3: N2N2.

Neil Messer gave a presentation on the potential for a coal mine in the South Heart area. The original in about 2001 was for a coal fired electric generating plant and now it is a gasification plant. This plant is proposed to basically produce one product which is natural gas. There will be other small by-products but 99.9% will be natural gas. The plant will be located in the south end of Section 34, Township 138, Range 98, and it will sit on 20 to 30 acres and proposed to cost 1.4 billion dollars, being possibly the largest in the state of ND. It will take 3 ½ to 4 million labor hours to build, which is approximately 2 ½ to 3 years. During peak hours it will take 600 to 800 construction workers, and when completed it will employ 200 to 250 people, 50% in the mine and 50% in the plant. It will be a very low profile state of the art plant. After some discussion and questions Duane Grundhauser made a motion to call for the public hearing for the change in zoning. Joe Frenzel seconded. Roll call vote. All voted Aye. Motion carried. The public hearing will be held on January 3, 2008 at 7:00 pm in the second floor courtroom of the Stark County Courthouse.

Ron Hauck asked for a better map of the area and also suggested a field trip to the area to get a better idea of what will take place.

Joe Frenzel asked for copies of the agreements with the land owners..

Duane Grundhauser moved to adjourn. Joe Frenzel seconded.