

Stark County Planning and Zoning Commission Minutes

June 30, 2016
3:00 pm

Chairman Russ Hoff called the meeting of the Stark County Planning and Zoning Commission to order. Chairman Hoff, Scott Decker, Jay Elkin, Duane Grundhauser, and Daneen Dressler were present, and absent were Sue Larsen, Klayton Oltmanns, Kurt Froelich, and Byron Richard. Also present were County Planner Steve Josephson, and Nicole Roberts of the Auditor's office.

Jay Elkin moved to approve the minutes from the June 2, 2016 meeting. Duane seconded. All voted Aye and motion carried.

Kelly Braun the airport manager for the Dickinson Theodore Roosevelt Regional Airport and Matt Nisbet from KLJ gave a presentation on Dickinson Theodore Roosevelt Regional Airport Master Plan and a proposed airport land use plan. The purpose of the land use plan is to protect the airport and airspace, and to ensure that the land development in the general vicinity of the airport is compatible with the airport. The North Dakota Century Code requires the establishment of an airport zoning commission to develop an overlay plan, and the Dickinson Theodore Roosevelt Regional Airport staff proposed the airport zoning commission consist-of representatives of the City of Dickinson, Stark County and the airport commission. Mr. Nisbet will serve as consultant to the airport zoning commission as the commission holds public hearings, receives public comment, and drafts recommendations for an airport overlay district. The recommendations of the airport zoning commission will be sent on to the City of Dickinson and Stark County for review and possible adoption of amendments to their land development regulations.

Chairman Hoff opened the public hearing on a request from Eric Myran. The request is for a zoning change from Agriculture to Rural Residential on a parcel located in the NW ¼ of Section 28, Township 140, Range 94 containing approximately 5 acres.

Chairman Hoff asked for anyone to speak either for or against the zoning change for Eric Myran. Chairman Hoff closed the public hearing.

Jay Elkin moved to recommend to the Stark County Board of Commissioners the approval for a zoning change from Agriculture to Rural Residential on a parcel located in the NW ¼ of Section 28, Township 140, Range 94 containing approximately 5 acres following staff recommendations for Eric Myran.

Scott Decker seconded. Roll call vote. All voted Aye and the motion carried.

STAFF RECOMMENDATION: Approval of the proposed rezoning based upon the following finding:

- The proposed rezoning is consistent with the development pattern in the vicinity.

The request is consistent with the following objectives of the Stark County Comprehensive Plan:

- LAND USE-Strive to protect the agricultural integrity of rural areas; and
- LAND USE-Avoid conflicts between land uses.

Chairman Hoff opened the public hearing on the proposed amendment to update the text of the Stark County Zoning Ordinance as adopted on October 2, 2012.

ARTICLE V

5.6.2-Requires approval of a conditional use permit for the storage or processing of potentially or actually hazardous, explosive, flammable, radioactive or other commonly recognized hazardous materials in the Industrial zoning district.

Chairman Hoff asked for anyone to speak either for or against the proposed amendment to update the text of the Stark County Zoning Ordinance as adopted on October 2, 2012. Chairman Hoff closed the public hearing.

Jay Elkin moved to recommend to the Stark County Board of Commissioners the approval following staff recommendations for the proposed amendment to update the text of the Stark County Zoning Ordinance as adopted on October 2, 2012 following staff recommendations.

Daneen Dressler seconded. Roll call vote. All voted Aye and the motion carried.

Gene Jackson is retired from the City Commission and has been replaced by Scott Decker.

Duane Grundhauser moved to adjourn, Scott Decker seconded.