

**STARK COUNTY  
PLANNING AND ZONING COMMISSION MEETING  
STARK COUNTY COURTHOUSE COMMISSIONER'S ROOM  
51 3<sup>RD</sup> STREET EAST  
DICKINSON NORTH DAKOTA  
MAY 30, 2024**

**CALL TO ORDER-3:00 p.m.**

Applications for requests are available for public inspection at [www.starkcountynd.gov](http://www.starkcountynd.gov)

1. Minutes
2. Public Hearing for MSP 05-24-Tyler and Megan Neuberger are requesting approval of a minor subdivision plat of the Buffalo Heights Second Subdivision legally described as Lot 2, Block 1 and Lot 3, Block 1 of the Buffalo Heights Subdivision on property located in Government 1 of Section 5, Township 139 North, Range 94 West containing approximately 6.53 acres.
3. Planner Items
4. Stark County Comprehensive Plan Workshop

**Those wishing to join the meeting remotely should call either 701-456-7959 and enter 1415836# when prompted, or, to connect using Zoom, 1-719-359-4580, then enter Meeting ID 554 716 8680 Passcode 714551.**

Any public hearings shall be commenced by the Chair of the Stark County Planning and Zoning Commission and each hearing shall continue until closed by the Chair.

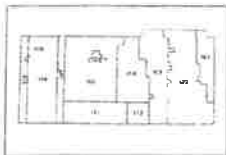
# Stark County Address Map

911 Emergency System

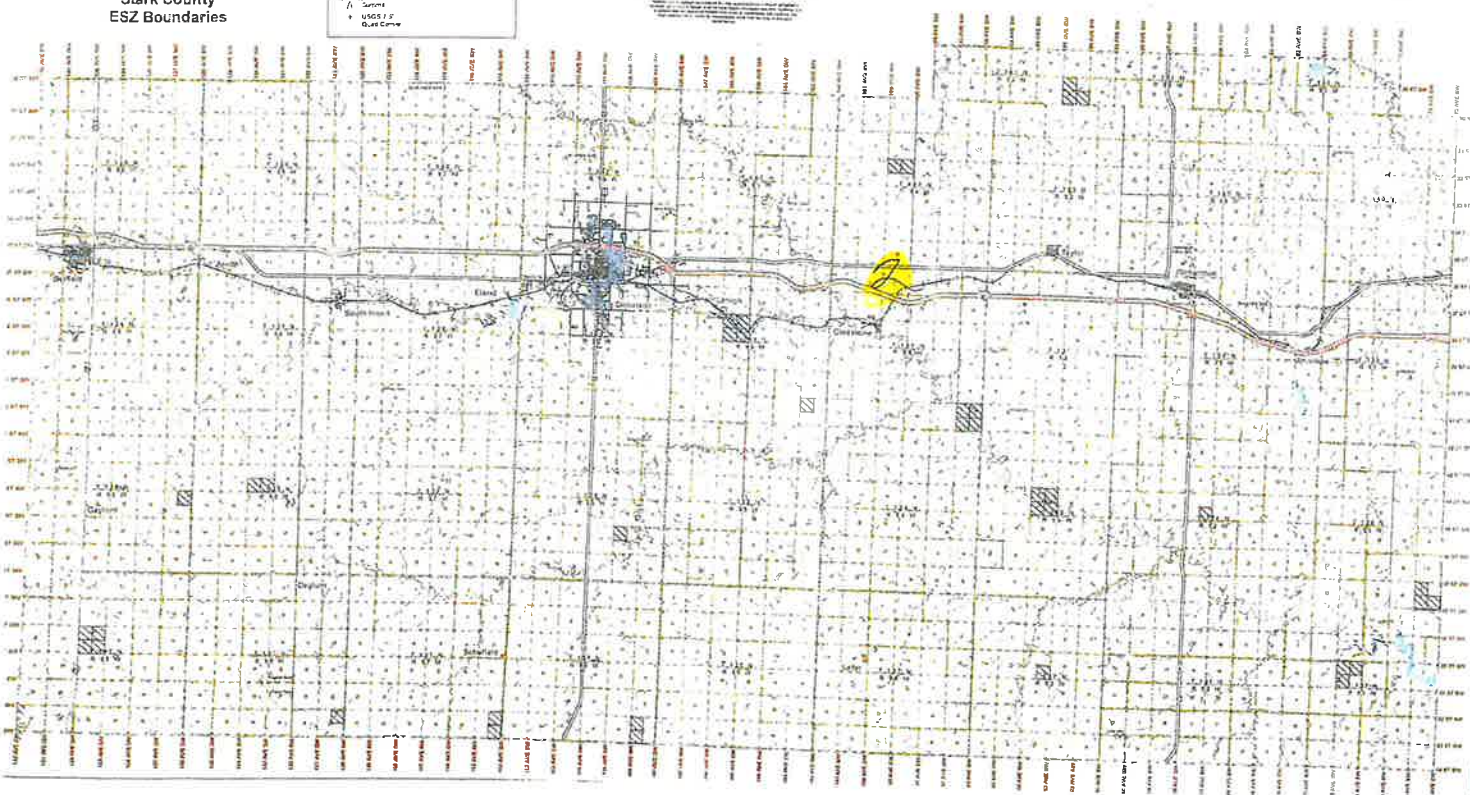
Kadmas  
Lee &  
Jackson  
Surveyors

STARK COUNTY PLANNING AND ZONING  
COMMISSION MEETING  
MAY 30, 2024  
COUNTY COURTHOUSE COMMISSION ROOM  
DICKINSON ND

Map Elements	
BASE	
ESZ Boundary	Blue Hatched
2023 Parcel Map	Thin Black
2023 Sublot	Thin Black
2023 Parcel Map	Thin Black
USP Road	Thick Black
Range	Thin Red
GNIS	
Aspen	Blue Triangle
Contour	Thin Grey
Dam	Blue Triangle
Marsh	Blue Triangle
Survey	Thin Grey
USGS 1:250,000	Thin Grey
Quadrangle	Thin Grey



Stark County  
ESZ Boundaries



MSP 05-24

# SUBDIVISION APPLICATION STARK COUNTY, NORTH DAKOTA

Note: Please review the Stark County Subdivision Directions prior to filling out this application.

DATE OF APPLICATION MAY 3rd 2024

CURRENT ZONING RESIDENTIAL, AG

SUBDIVISION REQUEST (Please select one below)

Major Subdivision Preliminary Plat \_\_\_\_\_

- Fees: Up to 10 lots-\$500
- 11 lots to 25 lots-\$750
- 26 lots to 40 lots-\$1,500
- Over 40 lots-\$2,000

Major Subdivision Final Plat \_\_\_\_\_

Fee: \$350

Minor Subdivision Plat X

Fee: \$200

Note: Please use the appropriate subdivision directions and checklist found on this web page. Please contact Steve Josephson, the Stark County Planner/Zoning Administrator, at (701)456-7672, or at [sjosephson@starkcountynd.gov](mailto:sjosephson@starkcountynd.gov) if you have questions.

NAME OF PLAT BUFFALO HEIGHTS SECOND SUBDIVISION

NUMBER OF LOTS 1

NUMBER OF DWELLING UNITS 1

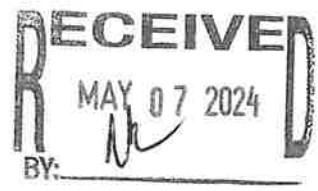
NUMBER OF ACRES 6.53

WILL THIS APPLICATION REQUIRE ANY OTHER ACTION TO COMPLETE THE DEVELOPMENT? Yes \_\_\_\_\_ No X

If YES, PLEASE IDENTIFY THE TYPE OF APPLICATION

Zoning Map Amendment \_\_\_\_\_ Zoning Ordinance Text Change \_\_\_\_\_

Variance \_\_\_\_\_ Planned Unit Development \_\_\_\_\_ Other \_\_\_\_\_



**SUBDIVISION APPLICATION  
STARK COUNTY, NORTH DAKOTA**

**APPLICANT INFORMATION**

Name TYLER + MEGAN NEUBERGER

Address 10019 36B ST SW

City GLADSTONE State ND Zip 58630

Phone No.: 701-290-0406 Fax No.: \_\_\_\_\_

E-mail Address: mneuberger@fisherind.com

**REPRESENTATIVE INFORMATION (IF APPLICABLE)**

Name KLS (Curtis Freeman)

Address 677 27TH AVE E

City DICKINSON State ND Zip 58601

Phone No. 701-483-1284 Fax No.: \_\_\_\_\_

E-mail Address: curtis.freeman@kljeng.com

**PROPERTY OWNER INFORMATION IF DIFFERENT FROM THE APPLICANT**

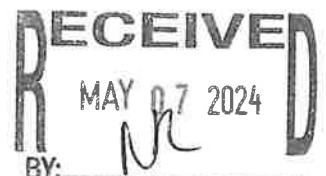
Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone No. \_\_\_\_\_ Fax No. \_\_\_\_\_

E-mail Address \_\_\_\_\_



# SUBDIVISION APPLICATION STARK COUNTY, NORTH DAKOTA

## PROPERTY INFORMATION

Property Size: 6.53 acres

Address: 10011 36 B ST SW & 10019 36 B ST SW, GLADSTONE, ND

City GLADSTONE State ND Zip 58630

Legal Description as it appears on stark.northdakotaassessors.com:

L2, B1 AND L3, B1, BUFFALO HEIGHTS SUB 5-139-94

Parcel Identification Number as it appears on stark.northdakotaassessors.com:

18-3917-01000-200 ; 18-3917-01000-300

### SIGNATURES

[Signature] 5/3/2024  
Applicant/Representative Signature and Date

[Signature] 5/6/24  
Owner's Signature and Date

[Signature] 5/13/2024  
Zoning Administrator or Designee and Date

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MAY 07 2024  
BY: NR

# STARK COUNTY PLANNING AND ZONING COUNSELING FORM

NAME

Megan Neuberger

TIME AND DATE OF CONTACT AND METHOD-2:00 pm on 12/12/2023 in person

TELEPHONE NUMBER- 701-290-0406

EMAIL ADDRESS- mneuberger@fisherind.com

MAILING ADDRESS- 10019 36B St SW Gladstone ND 58630

IF QUESTION IS SITE SPECIFIC, LIST PROPERTY PARCEL ID NUMBER, ADDRESS, AND/OR LEGAL DESCRIPTION- 10011 36B St SW Gladstone ND 58630 Buffalo Heights Subdivision Lot 2, Block 1

SUBJECT

Zoning on a property and uses allowed     Property setbacks.

Information about rezoning, conditional use permits, subdividing, variances.

Code Violation     Building Permit     Other

CUSTOMER QUESTION AND RESPONSE

Ms. Neuberger is purchasing the platted lot to the east. The Neuberger's wish to combine both lots and construct a detached accessory structure. Combining the lots into one requires approval by the County Commission of a minor subdivision plat. Requires a public hearing before the County Planning and Zoning Commission. Provided draft 2024 Planning and Zoning schedule, minor subdivision application and directions and Tax Director info sheets. Please contact local fire district re: proposed replat prior to application submittal.

REFERRED TO THE FOLLOWING AGENCY

- Building Department       Tax Director       Road Department
- Emergency Services       Weed Officer       Recorder's Office
- States Attorney       Sheriff       City of Dickinson
- County Extension Services     Auditor       911 Addressing
- Dickinson Rural Fire Department     Southwest District Health Unit

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MAY 07 2024  
BY: NR

# STARK COUNTY PLANNING AND ZONING COUNSELING FORM

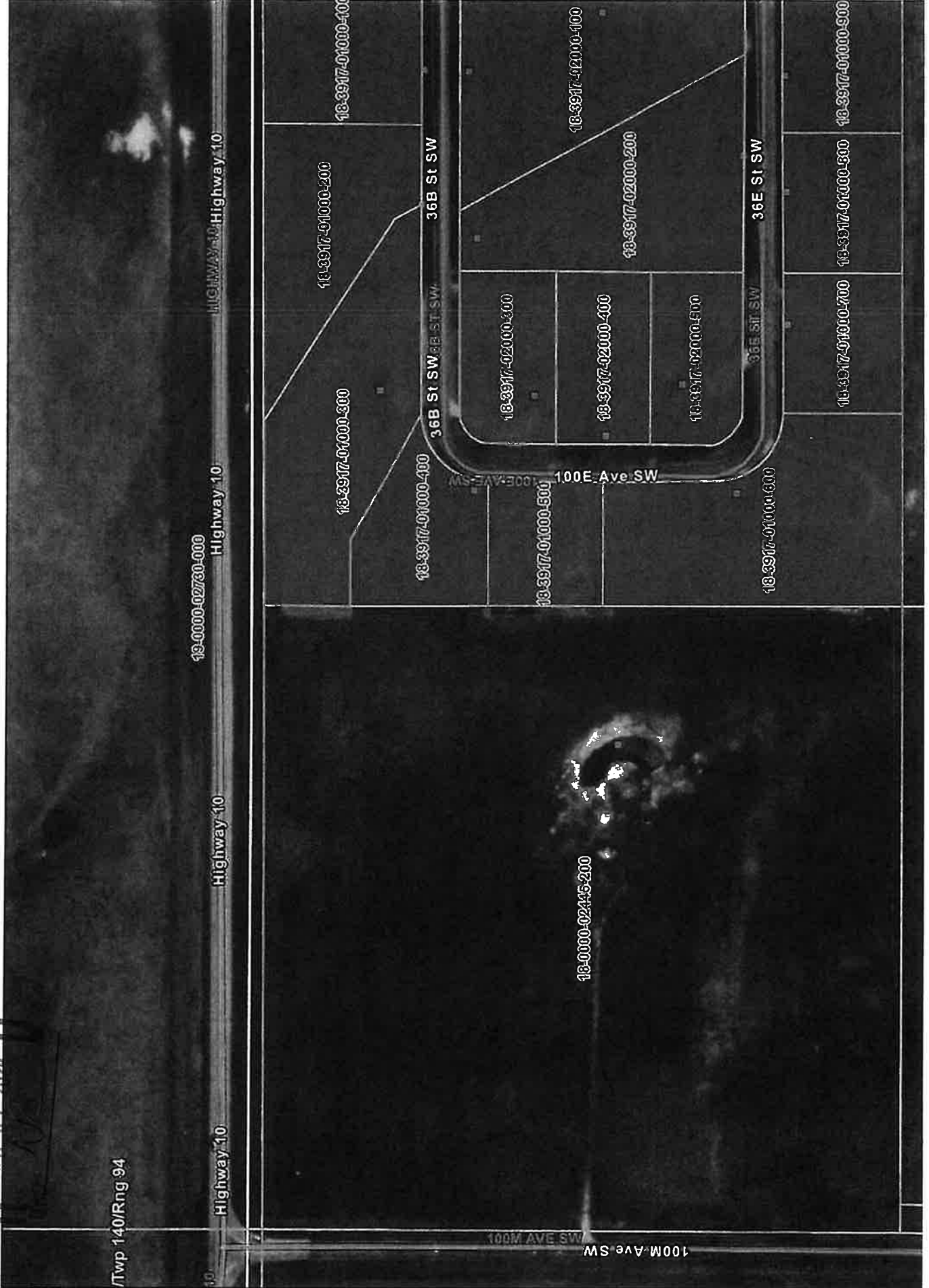
## FOLLOWING UP DATE AND TIME AND METHOD

For Additional Information Please Contact Stark County Planning and Zoning Director Steve Josephson at (701)-456-7672 or at [sjosephson@starkcountynd.gov](mailto:sjosephson@starkcountynd.gov)

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MAY 07 2024  
BY: NR

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MAY 07 2024

# Parcel Inquiry







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BY: NR

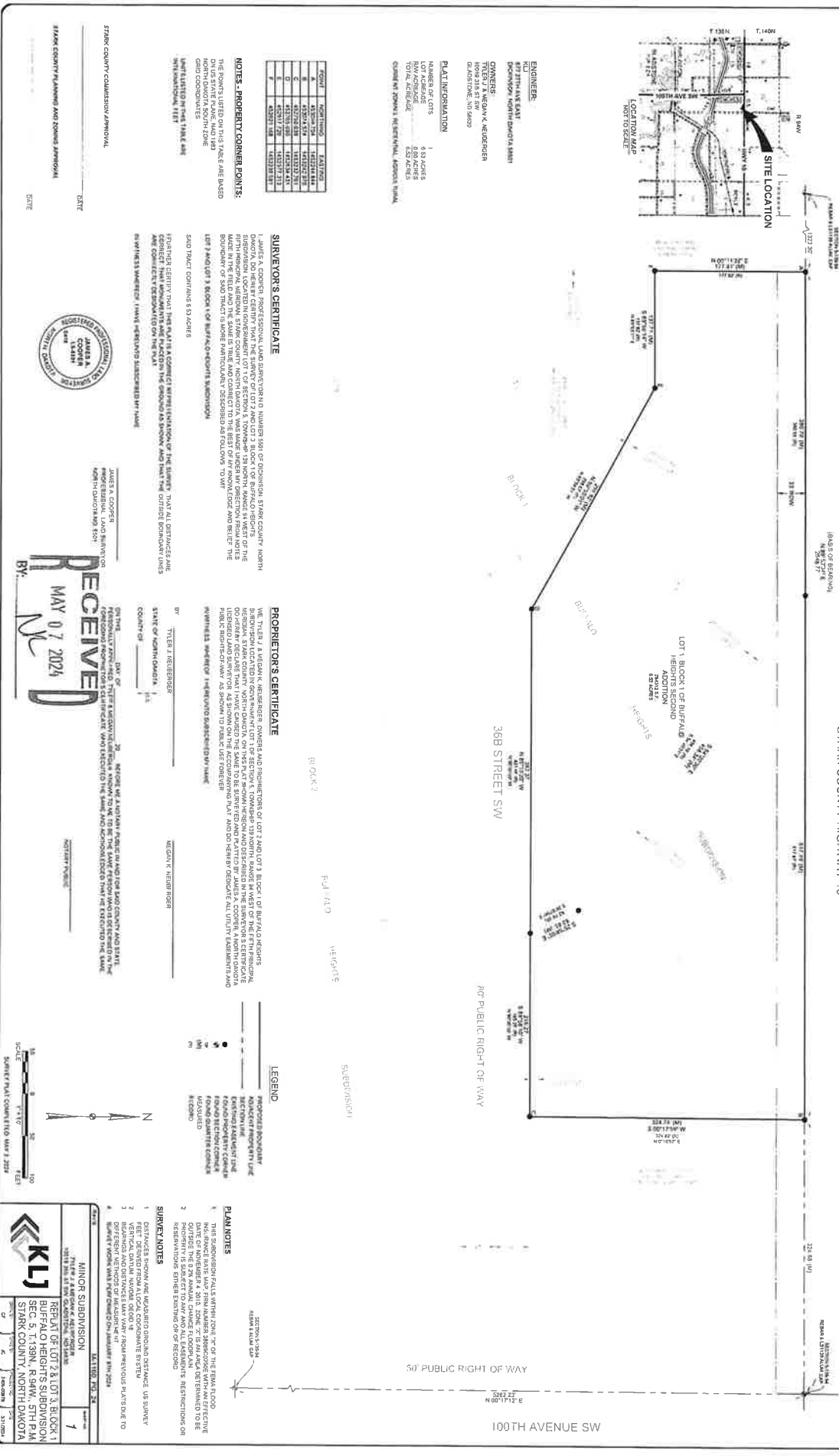
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**RECEIVED**  
MAY 07 2024  
BY: *NR*

# BUFFALO HEIGHTS SECOND SUBDIVISION

REPLAT OF LOT 2 AND LOT 3, BLOCK 1 OF BUFFALO HEIGHTS SUBDIVISION LOCATED IN GOVERNMENT LOT 1 OF SECTION 5, TOWNSHIP 139 NORTH, RANGE 94 WEST, FIFTH PRINCIPAL MERIDIAN, STARK COUNTY, NORTH DAKOTA STARK COUNTY HIGHWAY 10



ENGINEER:

KU JITHAN KUMAR  
Professional Engineer License No. 14402  
3688 10TH AVE SW  
SUITE 200  
MINNETONKA, MN 55342

OWNER:

TITELT J. NEUBERGER  
1526 1ST SW  
SUITE 200  
MINNETONKA, MN 55342

PLAT INFORMATION

NUMBER OF LOTS	1
TOTAL ACRES	6.83 ACRES
LOT ACRES	0.25 ACRES
PERCENT	3.66%
OWNER'S OFFICE	MINNETONKA, MINNESOTA

OWNER'S OFFICE

SECTION	TOWNSHIP	RANGE
5	139	94
SECTION	TOWNSHIP	RANGE
1	138	94
SECTION	TOWNSHIP	RANGE
2	138	94
SECTION	TOWNSHIP	RANGE
3	138	94

NOTES - PROPERTY CORNER POINTS:

THE POINTS USED ON THIS PLAT ARE BASED ON THE SURVEY OF THE BUFFALO HEIGHTS SUBDIVISION NORTH DAKOTA SOUTH ZONE AND CORRECTIONS BY THE SURVEYOR, 1913

DATE PLATED BY: TITELT J. NEUBERGER, 11/13

**SURVEYOR'S CERTIFICATE**

I, JAMES A. COOPER, PROFESSIONAL LAND SURVEYOR AND LICENSEE NO. 1409 OF THE DIVISION OF LAND SURVEYS, STARK COUNTY, NORTH DAKOTA DO HEREBY CERTIFY THAT THE SURVEY OF LOT 2 AND LOT 3, BLOCK 1 OF BUFFALO HEIGHTS SUBDIVISION LOCATED IN GOVERNMENT LOT 1 OF SECTION 5, TOWNSHIP 139 NORTH, RANGE 94 WEST, FIFTH PRINCIPAL MERIDIAN, STARK COUNTY, NORTH DAKOTA ON THIS PLAT IS A CORRECT REPRESENTATION OF THE SURVEY THAT ALL DISTANCES ARE MEASURED CORRECTLY AND ACCURATELY AND THAT THE CORNER POINTS AND BOUNDARIES HAVE BEEN LOCATED AND MARKED IN THE FIELD AND THE SAME ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEYOR OF SAID TRACT'S BOUNDARIES DESCRIBED AS FOLLOWS: TO NW 1/4 SEC 5 & LOT 3, BLOCK 1 OF BUFFALO HEIGHTS SUBDIVISION SAID TRACT CONTAINS 0.25 ACRES.

I HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SURVEY THAT ALL DISTANCES ARE MEASURED CORRECTLY AND ACCURATELY AND THAT THE CORNER POINTS AND BOUNDARIES HAVE BEEN LOCATED AND MARKED IN THE FIELD AND THE SAME ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEYOR OF SAID TRACT'S BOUNDARIES DESCRIBED AS FOLLOWS: TO NW 1/4 SEC 5 & LOT 3, BLOCK 1 OF BUFFALO HEIGHTS SUBDIVISION SAID TRACT CONTAINS 0.25 ACRES.



STARK COUNTY PLANNING AND ZONING APPROVAL

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

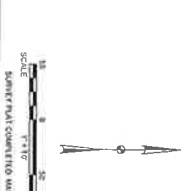
## PROPRIETOR'S CERTIFICATE

WE, TITELT J. NEUBERGER, NEUBERGER OWNERS AND PROPRIETORS OF LOT 2 AND LOT 3, BLOCK 1 OF BUFFALO HEIGHTS SUBDIVISION LOCATED IN GOVERNMENT LOT 1 OF SECTION 5, TOWNSHIP 139 NORTH, RANGE 94 WEST, FIFTH PRINCIPAL MERIDIAN, STARK COUNTY, NORTH DAKOTA ON THIS PLAT IS A CORRECT REPRESENTATION OF THE SURVEY THAT ALL DISTANCES ARE MEASURED CORRECTLY AND ACCURATELY AND THAT THE CORNER POINTS AND BOUNDARIES HAVE BEEN LOCATED AND MARKED IN THE FIELD AND THE SAME ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEYOR OF SAID TRACT'S BOUNDARIES DESCRIBED AS FOLLOWS: TO NW 1/4 SEC 5 & LOT 3, BLOCK 1 OF BUFFALO HEIGHTS SUBDIVISION SAID TRACT CONTAINS 0.25 ACRES.



## LEGEND

- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- FOUND BOUNDARY CORNER
- FOUND BOUNDARY CORNER
- FOUND BOUNDARY CORNER
- FOUND BOUNDARY CORNER
- FOUND BOUNDARY CORNER



SUBDIVISION					
SECTION	TOWNSHIP	RANGE	BLOCK	LOT	ACRES
5	139	94	1	2	0.25
5	139	94	1	3	0.25
TOTAL					
6.83					

DATE PLATED BY: TITELT J. NEUBERGER, 11/13

MINOR SUBDIVISION

REPLAT OF LOT 2 & LOT 3, BLOCK 1  
BUFFALO HEIGHTS SUBDIVISION  
SEC. 5, T. 139N., R. 94W., 5TH P.M.  
STARK COUNTY, NORTH DAKOTA

DATE: \_\_\_\_\_

**PLAN NOTES**

- THIS SUBDIVISION FALS WITHIN ONE "X" OF THE FEMA FLOOD INSURANCE RATE MAP. FEMA NUMBER: 220500500W WITH AN EFFECTIVE DATE OF 10/19/23. FLOOD RISK OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN IS LOW.
- PROPRIETOR IS REFERRED TO ANY AND ALL EASEMENTS, RESTRICTIONS OR ENCUMBRANCES SHOWN ON THIS PLAT.

**SURVEY NOTES**

- STAKES SHOWN ARE APPROXIMATE OR SMALL STAKES. US SURVEY METERS WERE USED TO LOCATE AND SET ALL POINTS ON THIS SURVEY.
- VERTICAL DATUM: NAVD83 (08/01/99)
- OFFSHOOT NETWORK OF RESIDUALS: 4"
- SURVEY WORK WAS PERFORMED ON JANUARY 14, 2024

