

The Morton County Planning & Zoning Commission

Agenda for January 28, 2026

Planning and Zoning meeting beginning at 5:30pm, located in the Morton County Commission room in the County Courthouse, 210 2nd Ave. NW, Mandan, ND. This meeting will also be available via the Go To Meeting platform via <https://www.gotomeet.me/MortonCounty/morton-county-planning--zoning-meeting> or dial +1 (646) 749-3122 and use access code: 242-435-693.

Call to Order

Pledge of Allegiance

Roll Call

Approval of Agenda

Approval of Minutes from the December 17, 2025 meeting

1. Annual election of Chair and Vice Chair

2. **Public Hearing:** request from Estate of Delmer Schlenker for the final plat of a long-form subdivision known as Monte's Ranchero's Sixth Subdivision on 40.46 acres in the NW $\frac{1}{4}$ of Section 8, Township 138N, Range 82W, Morton County.
3. **Public Hearing:** request from WW Ranch LLP for the final plat of a long-form subdivision known as Harmon Village 24th Subdivision, and a zoning map amendment from Agricultural to Residential on approximately 25.73 acres in the W $\frac{1}{2}$ of Section 12, Township 140N, Range 82W, Morton County.
4. **Public Hearing:** request from Lee Ingalls for the final plat of a short-form subdivision known as Starck Subdivision and a zoning map amendment from Agricultural to Estate on approximately 1.57 acres in the NE $\frac{1}{4}$ of Section 11, Township 137N, Range 84W, Morton County.
5. **Public Hearing:** request from Darin Starck for the final plat of a short-form subdivision known as Lee Subdivision and a zoning map amendment from Agricultural to Residential on approximately 11.99 acres in the S $\frac{1}{2}$ of Section 2, Township 137N, Range 84W, Morton County.
6. **Public Hearing:** request from Kelley Bethke for the final plat of a short-form subdivision known as North Pasture Subdivision, and a zoning map amendment from Agricultural to Estate on approximately 14.47 acres in the SW $\frac{1}{4}$ of Section 14, Township 137N, Range 85W, Morton County.
7. **Public Hearing:** request from Boulder Homes LLC for the preliminary plat of a long-form subdivision known as Maverick Estates Second Subdivision, and a zoning map amendment from Agricultural to Residential on approximately 41.26 acres in the SE $\frac{1}{4}$ of Section 21, Township 138N, Range 81W, Morton County.
8. **Public Hearing:** Lifting of moratorium on Direct Air Capture use (Resolution 30-2024-02), via Resolution 30-2026-01.
9. **Public Hearing:** Morton county land use code amendments to Section 3-010 Floodplain Overlay District, based on requirements of SB2027, and direction from ND Department of Water Resources.

Public comment period, pursuant to NDCC 44-04-20. Members of the public wishing to provide comment are asked to provide their full name, address, and agenda topic, in writing prior to the meeting.

AGENDA ITEMS MAY BE ADDED OR DELETED BY MEETING DAY

Status of applications since last meeting

Name	Action	Type	Location
Prairie Homestead Subdivision	Approve	Short-form Subdivision & zone change	NW ¹ / ₄ of Section 10, Township 137N, Range 85W
Breien 4 th Subdivision	Approve	Short-form Subdivision & zone change	NW ¹ / ₄ of Section 36, Township 134N, Range 82W
Cold Water Outfitters	Deny	Rezone/SUP	Lot 1, Block 1 River Place 5 th Subdivision in SE ¹ / ₄ of Section 16, Township 140N, Range 81W