

## The Morton County Planning & Zoning Commission

### Agenda for May 27, 2026

Planning and Zoning meeting beginning at 5:30pm, located in the Morton County Commission room in the County Courthouse, 210 2<sup>nd</sup> 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 April 22, 2026 meeting

1. **Public Hearing:** request from Lisa Gerving for the final plat of a short-form subdivision known as GL Gerving 2<sup>nd</sup> Subdivision, and a zoning map amendment from Agricultural to Residential, on approximately 10.01 acres in the SW<sup>1</sup>/<sub>4</sub> Section 2, Township 138N, Range 88W. And a request for a zoning map amendment from Agricultural to Estate on 110.07 acres in the SW<sup>1</sup>/<sub>4</sub>.
2. **Public Hearing:** request from Ronald and Margo Kunz for the final plat of a short-form subdivision known as South Five Subdivision, and a zoning map amendment from Agricultural to Residential, on approximately 5 acres in the N<sup>1</sup>/<sub>2</sub> Section 3, Township 139N, Range 85W.
3. **Public Hearing:** request from Ross Doll for the final plat of a short-form subdivision known as Binindoll Subdivision, and a zoning map amendment from Agricultural to Residential, on approximately 2.28 acres in the NW<sup>1</sup>/<sub>4</sub> Section 3, Township 138N, Range 84W.
4. **Public Hearing:** request from Clayton Schaff for the final plat of a short-form subdivision known as Prairie Flats Subdivision, and a zoning map amendment from Agricultural to Estate, on approximately 5.67 acres in the N<sup>1</sup>/<sub>2</sub> Section 31, Township 138N, Range 80W.
5. **Public Hearing:** request from Jarrod Becker and David and Brenda Meyer for the final plat of a short-form subdivision known as Becker Subdivision, and a zoning map amendment from Agricultural to Residential (on Lot 1 only), on approximately 40 acres in the NE<sup>1</sup>/<sub>4</sub> Section 32, Township 138N, Range 81W.
6. **Public Hearing:** request from Arnold, Loretta and Mitch Kuhn for the final plat of a short-form subdivision known as Cloverleaf Subdivision, and a zoning map amendment from Agricultural to Residential, on approximately 9.16 acres in the SE<sup>1</sup>/<sub>4</sub> Section 34, Township 139N, Range 82W.
7. **Public Hearing:** request from Great Plains Tower LLC and Lucille Stastny for a special use permit to allow a 190' telecommunications tower, on an 80' x 80' lease area, within approximately 28 acres in the NE<sup>1</sup>/<sub>4</sub> Section 28, Township 138N, Range 81W.
8. **Public Hearing:** request from North Plains Connector LLC, for the final plat of a long-form subdivision known as North Plains Connector Subdivision, a zoning map amendment from Agricultural and Industrial for Lot 1 only, a special use permit for energy conversion facility, and a building height variance, on approximately 160.61 acres in the SW<sup>1</sup>/<sub>4</sub> Section 2, Township 135N, Range 84W.
9. **Public Hearing:** request from Norman and Sally Frederick, for the final plat of a long-form subdivision known as Meadows off Hwy 6 Subdivision, and a zoning map amendment from Agricultural to Commercial on Lot 2 only, on approximately 73.23 acres in the NE<sup>1</sup>/<sub>4</sub> Section 33, Township 138N, Range 81W.

- 10. **Public Hearing:** Morton county land use code amendments to enact Section 5-310 Data Centers.
- 11. **Public Hearing:** Morton county land use code amendments to 2-210 Dimensional Table, regarding Industrial District height standard, building setbacks, and amendments to 2-200 Use Table.

**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

<b>Name</b>	<b>Action</b>	<b>Type</b>	<b>Location</b>
Cameron Morman scoria pit	Approve	SUP	S½ Section 2, Township 138N, Range 89W
White Oak Ranch	Approve	Short-form Subdivision & Rezoning	S½ Section 11, Township 139N, Range 83W
Tokach Timberhaven 4 <sup>th</sup>	Approve	Short-form Subdivision & Rezoning	NE¼ Section 8, Township 137N, Range 80W