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## Grant County Planning & Zoning Board meeting minutes

June 14, 2018

Ray Alt called the meeting to order at 10:00 am

Members Present: John Reinhardt, Ray Alt, Robert Ternes, Brendan Becher, Barb Kraft, Robert Larson, and Vern Straub

Public present: none

Kraft moved and Ternes second to approve the agenda. All aye. Motion carried.

The May 9, 2018 meeting minutes were corrected as follows: add Vern Straub to members present, and correct the spelling of Brendan Becher's name. Reinhardt moved and Becher second to approve the corrected May meeting minutes. All aye. Motion carried

### Old Business:

Lynn M, Auditor was asked to join the meeting for a discussion on procedure for an addendum to a policy. She said once the Planning & Zoning Board made a motion on a policy and it passed, it is then presented to the Commissioners for their approval.

At the May 9<sup>th</sup>, 2018 Planning & Zoning Board meeting - Kraft moved, Becher 2<sup>nd</sup> policy on Utility Easement. Lynn M, Auditor will submit the following to the Grant County Commissioners for their approval at the June 20<sup>th</sup>, 2018 meeting.

### ARTICLE V: SUBDIVISION REGULATIONS

#### Policy on Utility Easement article 5.15

All electric power, cable television and telephone services shall be a minimum of 4' deep from the lowest point in ditch, and placed in conduit with proper signage.

The Grant County Commissioners revised and unanimously passed the Utility Easement Policy as follows: All electric power, cable television, telephone services, gas and water lines shall be to Engineering Standard (if applicable) or a minimum of 4' deep from the lowest point in ditch, and placed in conduit with proper signage.

While Lynn M was present, Kraft inquired about permits. Who issues them, & do the Commissioners also approve all permits? Lynn M stated the Planning & Zoning Board does both. After looking back into past meeting minutes Lynn M informed the Board she was unable to locate where it is stated who issues them. Lynn M will address this with the County Commissioners at their June 20<sup>th</sup>, 2018 meeting. June 21, 2018 Lynn M, Auditor informed Jackie, The Grant County Commissioners unanimously passed to have Building permits approved and issued by The Planning & Zoning Board.

Ordinance's on Medical Marijuana from Morton & Burleigh Counties were discussed, and what we want in one for Grant County. Jackie will draft/combine the 2, and add ideas that the Board wants

implemented. This will be emailed out to the Board members so they can make changes they would like to see and bring back to the next meeting.

#### **New Business:**

Barb moved to approve a building permit submitted by to Red Rock Resort, LLC for a Manufactured home on Blk. 2 Lot 1 Red Rock Resort. Second by Larson. All in favor. Motion carries. Building permit number 061418A issued.

Barb moved to approve a building permit submitted by Aaron Freisz to move in a modular home and build a garage on 34-136-90. Second by Ternes. All in favor. Motion carries. Building permit number 061418B issued.

Becher moved to approve a building permit submitted by Don & Rita Brinkman for a Farm storage building on 1-131-88 NESESE. Second by Straub. All in favor. Motion carries. Building permit number 061418C issued.

Barb moved to approve a building permit submitted by Randall Binegar for a new deck & shed on TA 1 Lot 12 Lake Tschida. Second by Larson. All in favor. Motion carries. Building permit number 061418D issued.

Larson moved to approve a building permit submitted by Jerry Woodbury for a New lean 2 added onto the existing shed at 5175 74<sup>th</sup> St SW. Second by Ternes. All in favor. Motion carries. Building permit number 061418E issued.

Barb moved to approve a building permit submitted by Montana-Dakota Utilities (MDU) for a No building Substation on 6548 61<sup>st</sup> Ave SW. Second by Becher. All in favor. Motion carries. Building permit number 061418F issued.

No Zoning Approval Required letter from T-Mobile was discussed. The Planning & Zoning Board decided they do not need to be rezoned for 12-136-89, but they will need a building permit. Jackie will sign the letter and send back to T-Mobile. Larson moved, and Kraft 2<sup>nd</sup>. All in favor. Motion carries.

A Utility Permit was discussed. We will use one that was drafted in the past as a blueprint, and make changes the Board wants. Jackie will email this to all Board members so they can make additional changes, and bring back to the next meeting.

Rezoning was discussed. Jackie asked another county, and Grant Walker, States Attorney about if we need to have a parcel rezoned if a utility owned group puts up a structure on that parcel, and it is currently zoned Ag. Both replied: Utilities can be put in all zones if it is a utility owned group serving the community, and does not have to be rezoned.

Currently The Grant County Zoning Request Application is located on the Grant County Website (one page app.). When someone requests or needs to rezone Jackie sends out a Grant County Planning & Zoning Department Application for a Zone Change (3 pages). The Planning & Zoning Board would like to see the one page application replaced with the 3 page application on The Grant County website. Jackie

will ask Lynn take this to the County Commissioner's for their approval at the June 20<sup>th</sup>, 2018 meeting. Larson moved. Straub second. All in favor. Motion carries. . June 21, 2018 Lynn M, Auditor informed Jackie, The Grant County Commissioners unanimously passed to have the one page application replaced by the 3 page application on our website. NOTE: We are currently moving to a different server. Pat Diehl is one of the administrators and told me it may take a few weeks but it will be on once it is up and running. No exact timeline was given. Jackie will continue to email the 3 page Zoning Applications.

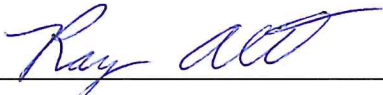
Discussion on a Conditional Use Permit vs A Building Permit. The Planning & Zoning Board will use what we have (Building Permit). If we need one in the future The Board will look at developing one.

A copy of what is being sent out as a permit was shared with the Board members. The Board would like to see added to all permits: **PERMIT HOLDER WILL FOLLOW COUNTY SET BACK RULES & COUNTY ORDANCES. COUNTY ORDANCES CAN BE FOUND AT [grantcountynd.com](http://grantcountynd.com) UNDER PLANNING & ZONING.** Jackie will add this to the permits immediately.

Vern Straub informed the Board about a permit inquiry to put in a \$ General &/or Star, \$750,000 project in Elgin. Vern will invite the person who inquired about this to the next meeting.

Next regular meeting is scheduled for July 12<sup>th</sup>, 2018 @ 9:00 am (earlier start time for summer months).

Larson moved and Ternes second to adjourned the meeting @ 12:50 pm. All in favor. Motion carried.

  
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Ray Alt, Chairman

  
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Jackie Steinmetz, Secretary