

Grant County Planning & Zoning Board meeting minutes

October 11, 2018

Ray Alt called the meeting to order at 9:00 am

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

Public: none

Barb moved and Brendan second to approve the agenda. All aye. Motion carried.

Ternes moved and Larson second to approve the September 5, 2018 meeting minutes. All aye. Motion carried

Brendan moved and Vern second to approve the September 5, 2018 Public Hearing minutes. All aye. Motion carried

Old Business:

Discussed the new website <http://www.grantcounty.org> Jackie asked if anyone had any feedback to let her or Pat Diehl know.

Discussion on the Dollar General's building progress. Outside shell (framing & walls) done, cement was poured, approach marked & culverts in place.

New Business:

Discussion on City of Elgin with Extraterritorial Zoning. The City of Elgin has extended the application of the City's zoning regulations to any quarter quarter section of unincorporated territory if a majority of the quarter quarter section is located within 1 mile(s) of the corporate limits of the City.

Brendan moved and Larson second to contact Grant W, States Attorney, to draft and sign a letter to The City of Elgin requesting a map to identify their zoning boundary's. All aye. Motion carried

Discussion on building permits—Who/when is a building permit needed. April 2017, The Planning & Zoning Board passed a motion to adopt a policy on building permits which states, "Building permits are required for all buildings/structures, whether built on site or moved in. Failure to obtain a permit before construction will result in a \$500 fine. Permits will be reviewed at the zoning and planning meeting. The Board asked Jackie to email Grant W, States Attorney and ask "Does the policy override the ordinance" and his reply was:

[The Grant County Zoning Ordinance is what the Zoning Board needs to follow. See the following:](#)

[6.1.1 Authority The Grant County Commissioners is authorized to regulate the use of property through the use of zoning and has final responsibility for the preparation of this ordinance, the county zoning map and the administration thereof, under Section 11-33-01 of the N.D.C.C.](#)

[6.1.2 Duties 1\) The County Commission shall review and take action on all proposed amendments to this ordinance. 2\) The County Commission or its designee shall review and decide all applications for zoning modifications. 3\) The County Commission or its designee shall hear and decide all requests for](#)

variances or other relief from the provisions of this ordinance. 4) The County Commission or its designee shall review all applications for conditional use permits. 5) The County Commission shall hear and decide all appeals of decisions of the Planning Commission or the County Planning Director. 6) The County Commission or its designee shall investigate all violations of these regulations and shall determine and take appropriate remedial action. 7) Appoint the Planning Commission. 8) Appoint the County Planning Director.

If a proposed amendment was made in 2017, the County Commissioners would need to review it and take any action on that proposal before it can be acted on.

Regarding farm structures, the Ordinance states the following:

2.2 Compliance with Ordinances, Statutes, Regulations and Plans No building, structure or land shall hereafter be occupied unless in conformity to this ordinance and: 1) The provisions of the North Dakota Century Code. 2) The rules of the North Dakota State Commissions, Boards and Agencies. 3) Comprehensive Plan of Grant County.

2.3 Exceptions Other than as they relate to setbacks from roads and floodplain regulations, these regulations shall not apply to land and buildings used exclusively for agriculture.

Simply stated “building permits are not needed for buildings used exclusively for agricultural”.

Permits:

Ternes moved to approve a building permit submitted by Travis & Lisa Thomas 7-136-89 Blk 4 Lot 21 Red Rock Subdivision. Double wide mobile home (putting piers in place now—move MH in spring). Second by Larson. All in favor. Motion carries. Building permit number 101118A issued.

Barb moved to approve a building permit submitted by Power River Development Services, LLC 17-134-86 5301 Hwy 21. Carson. Steel platforms at base of tower. Second by Brendan. All in favor. Motion carries. Building permit number 101118B issued.

Larson moved to approve a building permit for Mark Stelter 14-133-90 7426 Hwy 49 SW New Leipzig. Cement floor in Shop Building. Second by Barb. All in favor. Motion carries. Building permit number 101118C issued.

Barb moved to approve a building permit submitted by Eric & Jill Friesz 35-136-90, 7355 60th St SW New Leipzig Garage/Breeze way addition to existing house. Second by Ternes. All in favor. Motion carries. Building permit number 101118D issued.

Next meeting November 15th, 2018 @ 9:00 am. Mt.

Ternes moved and Larson second to adjourn the meeting @ 11:05 am. All in favor. Motion carried.

Ray Alt, Chairman

Jackie Steinmetz, Secretary