

The Morton County Planning & Zoning Commission

Agenda for December 17, 2025

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 November 19, 2025 meeting

1. **Public Hearing:** request from Matthew and Felicia Bopp for the final plat of a short-form subdivision known as Prairie Homestead Subdivision, and a zoning map amendment from Agricultural to Residential on approximately 11.68 acres in the NW $\frac{1}{4}$ of Section 10, Township 137N, Range 85W, Morton County.
2. **Public Hearing:** request from Travis and Tanya Bird for the final plat of a short-form subdivision known as Breien Fourth Subdivision, and a zoning map amendment from Agricultural to Residential on approximately 1.92 acres in the NW $\frac{1}{4}$ of Section 36, Township 134N, Range 82W, Morton County.
3. **Public Hearing:** request from WW Ranch LLP for the preliminary 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 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.
5. **Public Hearing:** request from Bryan Dean of Cold Water Outfitters for a zoning map amendment from Residential to Rural Commercial and/or request for a special use permit to allow food and lodging services, and a rendezvous point for seasonal hunting excursions, on Lot 1, Block 1 River Place 5th Subdivision in SE $\frac{1}{4}$ of Section 16, Township 140N, Range 81W, Morton County.
6. **Discussion:** should Morton County establish standards for a cap on wind energy development?

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
Schantz Subdivision	Approve	Short-form subdivision and rezoning	NW ¹ / ₄ of Section 22, Township 139N, Range 84W
Solar Meadows Third Subdivision	Approve	Long-form subdivision	NE ¹ / ₄ of Section 21, Township 139N, Range 82W
North Country Estates Third Subdivision	Approve	Long-form subdivision	SE ¹ / ₄ of Section 24, Township 140N, Range 82W
Longspur Wind Project	Approve	Special Use Permit	Township 140N, Range 89W; Township 140N, Range 88W; Township 139N, Range 88W; Township 139N, Range 87W; Township 140N, Range 87W