

The Morton County Planning & Zoning Commission

Agenda for April 22, 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 March 25, 2026 meeting

1. **Public Hearing:** request from Jason Frank and Patrick Koski for the final plat of a short-form subdivision known as White Oak Ranch Subdivision, and a zoning map amendment from Agricultural to Residential, on approximately 48.46 acres in the S $\frac{1}{2}$ Section 11, Township 139N, Range 83W.
2. **Public Hearing:** request from Tom Tokach et al, for the preliminary plat of a long-form subdivision known as Tokach Timberhaven 4th Subdivision, and a zoning map amendment from Agricultural and Residential, to Estate, on approximately 2.57 acres in the NE $\frac{1}{4}$ Section 8, Township 137N, Range 80W.
3. **Public Hearing:** request from North Plains Connector LLC, for the preliminary 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 $\frac{1}{4}$ Section 2, Township 135N, Range 84W.
4. **Public Hearing:** request from Cody Fleck, for the preliminary plat of a long-form subdivision known as Platinum Estates First, and a zoning map amendment from Agricultural to Residential on approximately 62.43 acres in the SE $\frac{1}{4}$ Section 29, Township 140N, Range 81W.
5. **Public Hearing:** request from Cody Fleck, for the preliminary plat of a long-form subdivision known as Platinum Estates Second, and a zoning map amendment from Agricultural to Residential on approximately 19.6 acres in the SE $\frac{1}{4}$ Section 29, Township 140N, Range 81W.
6. **Public Hearing:** request from Norman and Sally Frederick, for the preliminary 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 $\frac{1}{4}$ Section 33, Township 138N, Range 81W.
7. **Public Hearing:** Morton county land use code amendments to enact Section 5-310 Data Centers.

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
Cameron Morman scoria pit		SUP	S½ Section 2, Township 138N, Range 89W