

Burleigh County Planning and Zoning Meeting Minutes

January 8, 2025

PRESENT: Chairman Dennis Agnew, Commissioners Mike Connelly, Alvie Jarrett, Wayne Munson, Dale Patrick, John Risch, and Bea Streifel. Commissioner Brian Bitner attended on-line. Commissioner Zuroff was absent.

OTHER: Marcus Hall, County Engineering, Brian Reinke, Rural Fire Department, Mitch Flanagan and Marla McMonagle - County Planning, and Members of the Public (see Sign in Sheet)

AGENDA ITEM	ACTION	
Election of Officers	Planning Director Mitch Flanagan opened the meeting and called for nominations for Chairman and Vice Chairman	
Commissioner Jarratt	Made a motion to continue with the present officers for 2025. Commissioner Riske seconded the motion.	
MOTION:	RESPONSIBLE PARTY	RESULTS
Allow the present officers to stand and continue through 2025	1 st Commissioner Jarratt 2 nd Commissioner Riske	Motion Approved 8 - 0
Chairman Agnew called for a motion to approve the December 11, 2024 minutes		
MOTION:	RESPONSIBLE PARTY	RESULTS
Approve the December 11, 2024 minutes	1 st Commissioner Patrick 2 nd Commissioner Jarratt	Motion Approved 8 - 0
CONSENT AGENDA		
There were no items on the Consent Agenda		
PUBLIC HEARING		
4-1 RRH Subdivision and Zoning Change	A one (1) lot subdivision containing 19.87 acres, more or less described as: A part of the Southwest ¼ of Section 21, Township 139 North, Range 76 W, Burleigh County, ND Zoning change from A-Agricultural to C-Commercial	

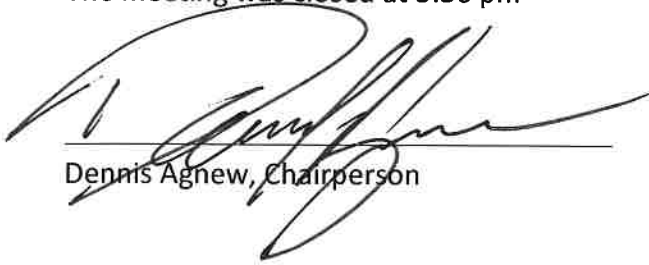
Staff -Marla McMonagle	Approached and gave a summary of the history of the proposed subdivision and the process used for the zoning change to be conducted by Burleigh County. Sterling Township has zoning jurisdiction.	
There were no questions for staff		
Chairman Agnew opened the public hearing.		
Sean Baker – Loves Travel Stops	Introduced himself to the commission and explained he is the representative for Love’s in this area and around rest of the country.	
Comm. Risch	Asked if Loves Travel Stop would be open 24 hours	
S. Baker	Stated yes	
Comm. Bitner	What accommodations have you made for the sewer at this site.	
Rado K. Nedkov – CEI - Engineering	Approached and introduced himself to the commission. He stated they are planning a 5-acre lagoon for the site which will be approved by the ND DEQ. The sewer system will be part of the lagoon.	
Comm. Bitner	Is there a permit for the sewer?	
R. Nedkov	Stated they are in the process of getting ND DEQ approval.	
Comm. Bitner	Stated concerns for a previous subdivision in Burleigh County that had a sewer system approved by ND DEQ that allowed release of effluent from the subdivision that is possible to be dumped into a creek.	
R. Nedkov	All sewer will be handled in the lagoon.	
Comm. Patrick	Since the lagoon uses evaporation, what happens in the winter?	
R. Nedkov	That is the reason we have a large 5-acre lagoon. The lagoon was designed for this purpose.	
No one else approached to give comments, Chairman Agnew closed the public hearing.		
There was no discussion between the commissioners.		
MOTION:	RESPONSIBLE PARTY	RESULTS
Approve the final plat of RRH Subdivision and zoning change give a “Do Pass” recommendation pending approval of the sewage plan and ND DEQ approval of the sewage system	1 st Commissioner Bitner 2 nd Commissioner Patrick	Motion Approved 8- 0

OTHER BUSINESS

There was no other business

Chairman Agnew asked for a motion to close the meeting.

The meeting was closed at 5:30 pm



Dennis Agnew, Chairperson



Marla McMonagle, Staff