

THE MORTON COUNTY PLANNING AND ZONING COMMISSION MINUTES  
February 25, 2026

Chairman Kist called the Morton County Planning and Zoning Commission meeting to order at 5:38 P.M. February 25, 2026, in the Morton County Commission Room, 210 2<sup>nd</sup> Ave NW, Mandan, North Dakota. Commissioners present were Zachmeier, Buckley, Rohr, Tomac, Ell Jr., and Braun. Also present were County Planner Natalie Pierce and Deputy Auditor Eckroth. Absent Wald and Berger.

Rohr moved and Braun seconded to approve the agenda. All voting aye, motion carried.

Ell Jr moved and Tomac seconded to approve the minutes from January 28, 2026. All voting aye, motion carried.

**Chairman Kist opened the Public Hearing** – request from The Towers LLC, and land owner Katheen Fleck, for a special use permit to install a telecommunications tower, with a height of 195 feet, on approximately 139.46 acres in the NE¼ Section 36, Township 135N, Range 82W.

Ell Jr. moved and Rohr seconded to recommend approval of a special use permit for a telecommunications tower, not to exceed 195 feet in height, in the NE¼ Section 36, Township 135N, Range 82W, as the proposed tower meets the specific use standards in Section 5-190 of the Morton County Land Use Code, and is compatible with surrounding land uses. All voting aye, motion carried.

**Chairman Kist opened the Public Hearing** - Morton County land use code amendments to Section 5-310 Data Center and Section 4-050 Noise. Directed staff to update the draft so that structures would also be subject to reclamation requirements.

**Chairman Kist opened the Public Hearing** - Morton County land use code amendments to Section 3-010 Floodplain Overlay District, based on requirements of SB2027, and direction from ND Department of Water Resources and FEMA.

Rohr moved and Tomac seconded to recommend County Commission with the option to adopt FEMA model ordinance language for Manufactured Homes/Recreational Vehicles if FEMA staff does not like this version. All voting aye, motion carried.

Public Comment period as required by NDCC 44-04-20.1 was opened at 6:31PM. There was no public comments and comment period was closed at 6:32PM.

Rohr moved and Ell Jr. seconded to adjourn the meeting at 6:33pm. All voting aye, motion carried.