

## **MERCER COUNTY PLANNING COMMISSION MINUTES**

The Mercer County Planning Commission met Thursday evening April 17<sup>th</sup>, 2025 at the Beulah Civic Center, Eslinger called the meeting to order at 6:58 p.m. C.T.

Members Present: Casey Voigt, Mike Eslinger, Kevin Hafner, Shane Cole, Chris Renner, Joey Neumiller

Members Absent: Gerald Bieber, Rick Bauman, Jesse Schiferl

Others Present: Mark Kaffer (Donovan & Kaffar, PLLP), Allan & Shana Gerving, Amanda Hoffer

Motion by Cole, seconded by Neumiller, to approve the agenda, all members present voted "aye", motion passed. Motion by Neumiller, seconded by Cole, to approve the minutes of Feb 20, 2025. All members present voted "aye", motion passed.

### **New Business**

#### **ZONING CASE 25-04-01**

This an application from Allan & Shana Gerving for approval of a Conditional Use for a Non-Farm Residence within the Agricultural Zone of the Mercer County Zoning District Map. The subject parcel is located approximately 13 miles north and 1 mile east of Beulah. The parcel is approximately 3 acres in size and is described as Tract B in E2NE4 located in Section 16 T146N R87W of the Fifth Principle Meridian, Mercer County, North Dakota. Gerving's mentioned there will be enough room for a bus turn around. They are unsure when they will start building. They would like to get power out there soon. Eslinger reminded them of the 2-year rule. He will visit with the County Road Superintendent but the approach is already established off State Hwy 1806.

Motion by Cole, Neumiller seconded. All members present voted "aye", motion passed.

Mark Kaffer was present to discuss the scope of work outline and recommended revisions handout that was included in the board's packets. He mentioned that himself, Jennifer Gooss & Jennifer Malloy have each taken two different counties and looked at what works for each of the counties and what doesn't. Some of the counties being looked at are Stark, McKenzie, Burleigh, Morton & Ward. They also have looked out of state, on the more specialized ordinances such as data centers and battery storage. They are looking at a complete re-write of Chapters 1-3, hopefully to be done in early June. We need a document that is easy to follow and a good table of contents to find things. Things out of their scoop include updating the compressive land use plan, fee schedule and building permits. Research needs to be done fees as there is a large range on fees throughout the state. Much discussion on battery storage facilities. They are looking at putting the storm water management plan in its own section. Short discussion on Air B&B's. Jen asked if campgrounds were going to be a separate section from mobile homes as that was an issue in a zoning case last summer. Kaffer replied he will see what he can do to accommodate that.

Motion to adjourn made by Cole, seconded by Hafner. The meeting was adjourned at 7:52 pm.

APPROVED:  
Jen Neumiller, Secretary

ATTEST:  
Mike Eslinger, Chairman