**MERCER COUNTY PLANNING COMMISSION MINUTES**

The Mercer County Planning Commission met Wednesday, October 14th, 2026 at the Beulah Civic Center in Beulah, Vice Chair Cole called the meeting to order at 7:02 p.m. C.T.

Members Present: Chris Renner, Casey Voigt, Kevin Hafner, Shane Cole, Andy Thomas, Steve Guenthner (Commissioner Alternate)

Members Absent: Tiana Kelly, Rick Bauman, Gerald Bieber, Mike Eslinger

Others Present: Dan Arens (Hazen Star), Tom Weigel (Moore Engineering), Lori Hammer, Elizabeth Lundstrom, Michael Berg, Weston Berg, Woody Krog, Hannah Neumiller, Shelly Cole, Sheila Roth

Cole asked for any additions or corrections to tonight's agenda. Motion by Renner, seconded by Hafner, to approve agenda as presented, all members present voted "aye", motion passed. Motion by Renner, seconded by Hafner, to approve the minutes of September 9th, 2026. All members present voted "aye", motion passed.

**New Business**

**Zoning Case #26-09-03B**

This public hearing is being held for the purpose of considering an application from Hafner Place, LLC for approval of the final plat for the Third Addition to Sandstone Point Subdivision. It is located approximately 15 miles North of Beulah, it consists of 4.77 acres, containing 2 lots, and is described as a NE4 of Section 5 T146N R87W of the Fifth Principle Meridian, Mercer County, North Dakota. Kevin Hafner recused himself from the case. Motion by Renner to approve, seconded by Guenthner, Voigt asked if anything has changed from the preliminary plat. Jen replied no and asked for any public comment. All members present voted "aye", motion carried.

**Zoning Case #26-10-01**

This public hearing is being held for the purpose of considering an application from Tillman Infrastructure for approval of a Conditional Use permit for a wireless communications tower within the Agricultural Zone of the Mercer County Zoning District Map. The 200' tall self-support tower with a 10' lightening rod is located approximately 1.5 miles south of Stanton. The site area will be located within a 100' X 100' leased area and is located in Govn't Lot 7 & part of the S2SE4, in Section 18 T144N R84W of the Fifth Principle Meridian, Mercer County, North Dakota. Location of tower was discussed. Motion by Renner, Voigt seconded. Cole asked for public comment. M. Berg asked if it was on south side of highway. No other discussion, all members present voted "aye", motion carried.

**OTHER BUISNESS**

The board has a copy of the original version of the aggregate ordinance from the public hearing at last month's meeting and a copy of Thomas's suggestions he proposed at the public hearing. Thomas recused himself. Cole asked if the board would like to incorporate any of Thomas's suggestions. Cole asked for any public comments. Renner made a motion to adopt all recommendations from Thomas. Hafner seconded. No other discussion, all members present voted "aye", motion carried. Jen stated this will have to go for another public hearing in November due to the amount of changes.

Jen provided an update on SRF's progress with the ordinance rewrite, noting that approval is tentatively anticipated in January, depending on the review process. Jen also mentioned the board of county commissioners will consider an amendment at next week's meeting to reinstate coal mining facility in the Industrial District, that was accidentally removed. Coal excavation and mining remain present under conditional uses in the Ag district. Jen also provided an update on the Land Use Plan rewrite, possibly using part of the updated mitigation plan and working with that plan's consultant. Goal is to issue an RFP in November with that project starting sometime in 2027. Cole asked for any more comments.

Motion by Guenthner to adjourn, seconded by Renner, all voted "aye". Meeting adjourned at 7:16 pm.

APPROVED:

Jen Neumiller, Land Use Administrator

ATTEST:

Shane Cole, Vice-Chairman