

MERCER COUNTY PLANNING & ZONING AGENDA

The next Planning and Zoning Commission meeting will be held on **Wednesday, September 9th, 2026 at 7 p.m. C.T.** at the Beulah Civic Center in Beulah ND. Chairman Eslinger is scheduled to preside over the meeting.

7:00 CALL MEETING TO ORDER

7:01 ROLL CALL

7:02 APPROVE AGENDA

7:03 APPROVE MINUTES OF August 11th

NEW BUSINESS

7:05 Tiana Kelly is replacing Joey Neumiller as 1 of 2, appointed by the City of Stanton (NDCC 11-33-04). Shane Cole is the other city appointed official. Welcome Tiana!

7:05 Zoning Case #26-09-01

This public hearing is being held for the purpose of considering an application from Zane & Kara Woroniecki 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 20 miles south and 3 miles west of Zap. The subject parcel is 16.10 acres in size and is described as Parcel A in the NW4 of NE4 located in Section 28 T141N R89W of the Fifth Principle Meridian, Mercer County, North Dakota.

7:15 Zoning Case #26-09-02

This public hearing is being held for the purpose of considering an application from Lisa Dauenhauer for approval of a variance in lot sizes for Weidner Bay mobile home court to convert existing park to be individual plotted lots. This variance request is to allow lot sizes to be under 80,000 sq ft that is required in the R-4 Residential District. The subject parcel is located approximately 13 miles north & 2 miles west of Beulah and is described as N2SW4, Section 18, T146N, R87W of the Fifth Principle Meridian, Mercer County, North Dakota.

7:25 Zoning Case #26-09-03A

This public hearing is being held for the purpose of considering an application from Hafner Place, LLC to rezone a parcel of land from Agricultural District to Residential District (R-1) of the Mercer County Zoning District Map. The subject parcel is located approximately 15 miles north of Beulah. The subject parcel is 4.77 acres in size and is described as part of the NE4 of Section 5 T146N R87W of the Fifth Principle Meridian, Mercer County, North Dakota.

7:30 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 preliminary 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.

7:45 Zoning Case #26-09-04

This public hearing is being held for the purpose of considering an application from Amanda Myers 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 15 miles north and 2 miles east of Beulah. The subject parcel is 8.27 acres in size and is described as Parcel 1 located in N2 Section 2 T146N R87W of the Fifth Principle Meridian, Mercer County, North Dakota.

7:55 Freedom Estates Subdivision-Pre-App

The 14 owners of proposed Freedom Estates Subdivision (formally Sakakawea Estates, owned by Jim Kasper) are wanting to dissolve the mobile home park and create a subdivision with the already existing lots. The MH park was established before zoning codes. This will involve a rezone from R-5 to R-4, variances, preliminary and final plats of the subdivision. The subject parcel is 8.27 acres in size and is described as Tract 1D located w/in NW4 of Section 4 T146N R87W of the Fifth Principle Meridian, Mercer County, North Dakota.

8:05 Public Hearing to Amend Zoning Ordinance

This public hearing is for the purpose of amending the zoning ordinance. The purpose of the changes is to update the sand & gravel ordinance to a newly created Aggregate Ordinance to include sand, gravel, rock, scoria and clay and a new ordinance for un-muffled Compression brake regulations. Changes to the following Chapters and Sections are proposed:

- Chapter 4 Special Provisions, New Section – Aggregate materials
- Chapter 4 Special Provisions, New Section – Un-muffled Compression Brake Regulations

Other Business

- Fee schedule
- Public Comment

Sincerely,
Jen Neumiller,
Mercer County Land Use Administrator

Enclosures:
Minutes from August 11th
Zoning Case Information
Ordinance Info