

## MEDORA PLANNING & ZONING COMMISSION Proceedings

### Medora Planning and Zoning Commission Official Proceedings for Regular Meeting on April 21, 2026 (Subject to board Review and Approval)

Meeting was called to order at 6:00pm by Chairman Jim Bridger. Zoning board members present were Karen Putnam, Doug Ellison, Ella-Jo Corneil, John Tczap, and Zoning Board Administrator Jessica Walz.

Minutes from regular meeting on April 21, 2026 were presented for approval. Corneil moved to approve the minutes from April 21, 2026, Tczap seconded. Motion passed unanimously.

**New Business**  
NO 2026-14  
NAME: Southwestern District Health Unit  
LOCATION: Multiple Locations

PROPOSAL: First Aid Station Signs  
Ellison moved to approve the application as submitted,

Corneil seconded. Motion passed unanimously.

NO 2026-15  
NAME: T-Mobile  
LOCATION: 14570 Airport Rd

PROPOSAL: Modification to existing facilities

Tczap moved to approve the application as submitted, Ellison seconded. Motion passed unanimously.

NO 2026-16  
NAME: Little Missouri Cabins LLC - TRMF  
LOCATION: 3370 Pool Drive

PROPOSAL: Construction of 3 rental cabins

Nate Vollmuth, President with Goldmark Design and Development presented an application via Zoom for the construction and development of three tiny cabins. Mr. Vollmuth responded to questions from the board. No concerns were raised by the Board regarding the application as presented. Putnam moved to forward the applica-

tion to the City Council for further action, Ellison seconded. Motion passed unanimously.

NO 2026-17  
NAME: Verizon Wireless  
LOCATION: 3422 Chateau RD

PROPOSAL: Small Wireless Facility

Mark Hennek, Site Acquisition Manager with InfraServices Group Wireless presented his application via Zoom to the board for a small wireless facility. Mr. Hennek responded to questions from the board. No concerns were raised by the Board regarding the application as presented. Corneil moved to forward the application to the City Council for further action, Putnam seconded. Motion passed unanimously.

2026-18  
NAME: Shannon Halvorson/Lamour Bistro LLC  
LOCATION: 215 4th St

PROPOSAL: Update Sign to Reflect New Business Name  
Motion 1: Corneil moved to approve the application as presented. The motion failed due to the lack of a second.

Upon review, the Board moved to deny the signage application pending the submission of a detailed color

scheme.

2026-19  
NAME: Theodore Roosevelt Medora Foundation  
LOCATION: 14532 I-94 Loop East

PROPOSAL: New Construction

Kristi Hanson with KHA Architects presented an application via Zoom for the construction and development of new riding stables. Mrs. Hanson responded to questions from the board. No concerns were raised by the Board regarding the application as presented. Ellison moved to forward the application to the City Council for further action, Tczap seconded. Motion passed unanimously.

2026-20  
NAME: Hidden Springs Java

LOCATION: 385 4th St  
PROPOSAL: New Signage for New Building

Lisa Wyckoff with Hidden Springs Java presented her application to the board for New Signage at her new location. Mrs. Wyckoff responded to questions from the board. Ellison moved to approve the application as presented, Corneil seconded. Motion passed unanimously.

2026-21  
NAME: Theodore Roosevelt Medora Foundation  
LOCATION: 201 E River Rd

PROPOSAL: Signage for Chimney Park Event

Alex Lund and Layne Haag presented their application to the board for temporary signage. Mrs. Lund and Mrs. Haag responded to questions from the board. Tczap moved to approve the application as presented, Putnam seconded. Motion passed with 3 in favor and 1 against.

2026-22  
NAME: Theodore Roosevelt Medora Foundation  
LOCATION: 201 E River Rd

PROPOSAL: Signage for Chimney Park Event

Alex Lund and Layne Haag presented their application to the board for temporary signage. Mrs. Lund and Mrs. Haag responded to questions from the board. Tczap moved to approve the application as presented, Putnam seconded. Motion passed with 3 in favor and 1 against.

2026-23  
NAME: Theodore Roosevelt Medora Foundation-Eu-

gene Goettlicher  
LOCATION: 424 6th ST  
PROPOSAL: Installation of Hitching Post

Eugene Goettlicher with Theodore Roosevelt Medora Foundation presented his application to the board for a Hitching Post. Mr. Goettlicher responded to questions from the board. Ellison moved to approve the application as presented, Tczap seconded. Motion passed unanimously.

**Miscellaneous:**  
Steve Burian with Burian associates representing on behalf of the Theodore Roosevelt Medora Foundation addressed the board regarding dirt work and potential work with NDDOT. Discussion was held.

**Announcements:**  
• Deadline for Zoning Applications – Friday, May 8, 2026 @ 12:00pm

• Zoning Meeting – Tuesday, May 19, 2026 @ 6:00pm  
Corneil made a motion to adjourn the meeting at 6:47pm. With no objection, meeting was adjourned.

/s/ Jim Bridger  
Jim Bridger, President  
/s/ Jessica Walz  
Jessica Walz, Administrator  
Published May 7, 2026



# South Heart at State Music Festival

Students from South Heart Public School showcased their musical talents at the State Music Festival, earning several top ratings and honors.

Superior Star ratings were awarded to the duets of Jaci R. and Kailee T., Kailee T. and Kasen B., and Kailee T. and Karlee T. Kasen B. earned an Excellent rating for a solo performance, while the ensemble of Jaci R., Kailee T., Connor H., and Kasen B. also received an Excellent rating.

The students' hard work and dedication were evident throughout their performances, representing South Heart Public School with pride. Congratulations to all on a strong showing at state.

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## NOTICE OF ZONING MEETING

The Billings County Planning & Zoning Commission will hold a regular meeting on Thursday, May 21, 2026 at 1:00 PM in the Commissioner's Room at the county courthouse, to consider recommending to the Board of County Commissioners the approval or denial of the following items:

### Applications:

2026-20 Arvid Hecker: Request to renew application 2023-11 for a Temporary Use permit to allow an industrial use in an agricultural district, NE1/4SW1/4 section 10-141-98 (2560 123rd Ave SW). Use is temporary for the storage of rig & oil field equipment.

2026-21 Albert & Anita Kessel: Request to renew application 2023-12 for a Temporary Use permit to allow an industrial use in an agricultural district, NW1/4 section 17-143-99 (13050 Magpie Rd SW). Use is temporary for the storage of rig & oil field equipment.

The board will also review any zoning applications submitted to the zoning department for projects within the Medora Area Plan boundary prior to the final review and administrative approval by the zoning director at the meeting. Application received at the time of publication includes:

### Other business:

- Review regulations and zoning ordinances related to water depots that are used for supplying fresh water during the drilling stages of oil and gas wells and make a recommendation for amending and adding a new section under Article VI: Special Provisions 6.19 for Industrial Water Depots and Ponds
- Review regulations and zoning ordinances related to data centers, battery energy storage systems, and utility-scale wind and solar farms.

### Standing agenda items:

- TRMF and TRPL Project Updates
- The board will also address potential & pending zoning violations and recommend any action needed by the Zoning Director, State's Attorney, or Board of County Commissioners. Zoning violations known at the time of publication include:

1. Richard & Kay Baranko. Shop built without a permit. Structure is approximately 40' x 100' and located in the NW1/4 36-141-99 (2920 127th Ave SW). Property is zoned Agricultural.

2. Jefferson & Jenna Beck. Garage built without a permit and the structure does not meet the 103' setback requirement from the center of section line roads. The 40' x 60' structure is approximately 70 feet from the center of 28th ST SW. Location: 4.89 Acre tract in the SW1/4SW1/4 21-141-98 (12397 28th St SW). Property is zoned Residential.

### General meeting information:

- Applications and ordinances are available for review during regular office hours at the Billings County Courthouse. If special accommodations are needed, please notify the auditor so that appropriate aids may be made available.
- To attend the meeting remotely via TEAMS, please see the meeting notice posted in the calendar on the Billings County website at <https://www.billingscountynynd.gov/> for instructions.

Dated at Medora this 4th day of May, 2026.  
Stacey Swanson, Zoning Director

Published May 7 & 14, 2026

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| <p><b>Durum</b></p> <ul style="list-style-type: none"> <li>• Stronghold</li> <li>• Defy</li> <li>• Spittire</li> </ul>  | <p><b>Barley</b></p> <ul style="list-style-type: none"> <li>• Genesis</li> </ul>  | <p><b>Oats</b></p> <ul style="list-style-type: none"> <li>• Jury (Common)</li> </ul>  | <p><b>Peas</b></p> <ul style="list-style-type: none"> <li>• Orchestra</li> <li>• CP5244</li> </ul> |
| <p><b>Forage Crops</b></p> <ul style="list-style-type: none"> <li>• Lavina Forage Barley</li> <li>• Baler Forage Oats</li> </ul>  |   |   |  |

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