

**MINUTES OF REGULAR MEETING
WELLS COUNTY PLANNING COMMISSION
June, 25,2026**

The Wells County Planning Commission met in a regular meeting on Thursday, June 25, 2026, in the KTL Meeting Room during, with the following members present: Chairman Stan Buxa, Robert Martin, Warren Strand, Jon Polries, Faye Schimelfenig, and Daniel Stutlien Danny Maxwell, and Chad Ziegler. Members absent included Joey Allmaras. Also present were Jana Mogren, Lydia Gessele, Leann & Jeff Schafer, and Nathan Hart.

Chairman Stan Buxa called the meeting to order.

Wind Tower Ordinance 12.1.3.31 Reversed Setback was discussed. Currently 12.1.3.31 reads as follows: “Building permits will not be issued to construct any proposed habitable structure within 5280 (1 mile) of any existing turbine (the center of a turbine monopole) or approved turbine location. The option for a variance is available. “

After discussing opinions proposed to landowner rights to build on their own land, Dan Stutlien motioned to remove ordinance 12.1.3.31 entirely from the Wind Turbine Zoning Ordinance. Chad Ziegler second the motion. On a vote being called, all voted aye, motion carried.

Discussion was held Ordinance 9 which reads as follows:

Application for building permit for additional square footage added to taxable property only:

<u>Value of additional square footage:</u>	<u>Fee</u>
\$5,001-20,000	\$20
Over \$20,000	\$25 + \$1 for each additional \$1,000 in valuation

Application for conditional use permit:	.10% of the cost of the project with a minimum \$500 fee and a maximum \$2000 fee
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Application for zoning amendment	\$50
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Application for variance	\$50
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State law requires that no more than a \$500 fee on Conditional Use Permits for Animal Feeding Operations may be charged. Motion to include “unless otherwise stipulated by State Law or Century Code” to the Conditional Use permit Fee Schedule by Dan Stutlien and seconded by Danny Maxwell. On a vote being called, all voted aye. Motioned Carried.

After review of the building permit fees, a motion to change the building permit fees to:

\$0-100,000	\$50.00
\$100,001/+	\$100

was made by Warren Strand and seconded by Dan Stutlien. On a Vote being called, all voted aye. Motion carried.

Discussion was held on implementing a Battery Storage Facility. More research is needed before completing the battery storage ordinance. Robert Martin motioned to place a moratorium on Battery Storage Facilities for 12 months. Motion was seconded by Jon Polries. On a vote being called, all voted aye. Motion carried.

Due to the implementation of a Data Center Ordinance, a motion was made to lift the moratorium on Data Centers by Faye Schimelfenig. The motion was seconded by Warren Strand. On a motion being called, all voted aye. Motion carried.

A comprehensive plan is needed according to North Dakota Century Code to be use in conjunction with the zoning ordinances. Burke County Ordinance was reviewed and considered for formatting purposes for Wells County. Before the comprehensive plan commences, the board will check into different options to use to develop the plan specific to Wells County.

A public hearing was set for July 15, 2026 at 7:00 PM at the KTL Meeting room with another Regular meeting to be held immediately after.

With no other business, Danny Maxwell motioned to adjourn the meeting. Meeting adjourned.