

Burke County Planning & Zoning

FAQ

Why do we need planning and zoning? While Burke County wants to promote prosperity and progress, we need to balance growth with the health, safety, morals, public convenience and welfare of all our residents.

What can and can't be built in Burke County? Who decides? We have zoning regulations that are used by the Planning & Zoning Council when determining the merits of every application. Click here for a copy of those regulations: [Burke County Zoning Regulations](#)

The Planning & Zoning Council is made up of appointed members from all areas of the County. They each bring a different perspective to the group whether it is a business, farming or government background plus they all have a different idea of what is best for the County as a whole. Together, they strive to make the best decisions while adhering to the zoning regulations.

The Council meets on the third Tuesday of each month at 8:00 a.m. in the Commissioners' Room at the Courthouse in Bowbells. Members of the public are welcome to attend. If you would like to speak to the Council, please contact our office (701-377-6242) at least one week in advance so that we can add you to the agenda for that meeting. This will ensure that the members can devote the time you deserve for your concerns.

Where do I get a permit? My local city council or Burke County? If your plans are regarding a property within one-half mile of the limits of Flaxton, Lignite, Portal or Powers Lake, and within one mile of the limits of Bowbells or Columbus, please contact your city auditor to find out the requirements. For any development outside of those limits (including the communities of Coteau, Northgate, Larson or Battleview), please contact the Burke County Planning & Zoning Office.

I am a farmer. Do I have to get permission to build? If you are building a structure that is associated with the normal incidents of agriculture such as a barn or implement shed, no, you do not have to apply for a permit. However, you are still required to observe setbacks which is 150 feet from all section lines and the centerlines of all township and county roads; or 250 feet from the centerline of all state and federal highways.

To build a house (or to set up a manufactured home), you will need to apply for a building permit. All water and septic works will need to be approved by the First District Health Unit in Minot (<http://www.fdh.org> or 701-852-1376).

I don't like a project my neighbor is planning. What can I do? Any change in zoning requires a public hearing as well as special notification of adjacent landowners. The hearing offers a chance for members of the public to express their concerns (or support) about a project. Although there is no guarantee that negative comments can stop a development, pertinent information may come up of which our Planning & Zoning Council members are unaware.

What do I need to do and how long does it take to get a permit? Contact our office for the forms required for your specific project, and we'll provide you with the information on how to proceed.

Once your completed application packet is received in the Planning & Zoning Office, it will be held for review at the next scheduled meeting of the Planning & Zoning Council.

A change in zoning usually takes 4 – 6 weeks. A building permit can take as little as one week.

What happens if I don't get a permit for a project? Violators of the provisions of the Burke County Zoning Regulations shall be charged with a Class B Misdemeanor, subjecting the violator to fines in the maximum amount of \$1,000.00 and 30 days in jail, or a combination thereof.

Okay, \$1,000.00 is not that much, anymore. But 30 days in jail --- away from your family, your job or your business --- can seriously affect your life and reputation.

It's not that hard. Contact us and we'll guide you through the process.

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