

Minutes of the Ward County Planning Commission
November 21, 2013

The meeting was called to order at 7:00PM by Commissioner Connole. Present were Commissioners Siebert, Fegley, Fjeldahl, Kopp, Livingston and Moen. Also present were County Planning and Zoning Administrator, Amber Turnquest; Ward County State's Attorney, Roza Larson; and Natalie Oksendahl, Secretary.

Moved by Commissioner Moen, seconded by Commissioner Siebert, to approve the Planning Commission Meeting minutes from the October 17, 2013 meeting. Roll call: all voted yes; motion carried.

Moved by Commissioner Moen, seconded by Commissioner Kopp to approve plat application by David Alm, contingent on a final review by the Ward County Highway Department for the following described property:

Outlot 6 of SW 1/4 NW 1/4, Section 21-155-84, Burlington Township

The application is for a 3.013 acre lot, the Burlington Township has recommended approval. The Ward County Water Resource Board had no objection to the plat, but recommended that a storm water management plan (SWMP) be required if the property is developed, subdivided, or if an application is made for a building permit. Roll call: all voted yes; motion carried.

Moved by Commissioner Moen, seconded by Commissioner Fjeldahl to approve plat application by Patricia Fegley for the following described property contingent on the plat being reviewed and corrected if needed:

Outlot 2 of NW 1/4 SW 1/4, Section 1-156-86, Berthold Township

The application is for a 7.93 acre lot. The Berthold Township Board has recommended approval. The Ward County Water Resource Board had no objection to the plat, but recommended that a storm water management plan (SWMP) be required if the property is developed, subdivided, or if an application is made for a building permit. Roll call: all voted yes; motion carried.

Moved by Commissioner Fjeldahl, seconded by Commissioner Moen to approve plat application by SRT Communications Inc. for the following described property contingent on a recommendation by Afton Township:

Outlots 4 and 5 of N 1/2 NE 1/4, Section 34-156-82, McKinley Township

The application is for a 0.517 acre lot. Roll call: all voted yes; motion carried.

Moved by Commissioner Fjeldahl, seconded by Commissioner Moen, to approve the preliminary plat application by Kent Kirkhammer for the following described property contingent on Eureka Township recommending approval:

Seifhammer Addition Being Outlot 1, Section 24-156-83, Eureka Township

The application is for a two lot subdivision, with lot sizes of 4.41 and 4.92 respectively lot. Roll call: all voted yes; motion carried.

Moved by Commissioner Siebert, seconded by Commissioner Kopp, to table the plat application by Fred and Michelle Washek for the following described property:

Outlots 12 & 13, Being Outlots 1 & 3, Sections 25-156-84, Kirkelie Township

The application is for two outlots sized 3.96 and 10.72 acres respectively. The Kirkelie Township Board has not yet responded. The access is still being worked out and the plat needs to be corrected to show the floodplain. Roll call: all voted yes; motion carried.

Moved by Commissioner Siebert, seconded by Commissioner Moen, to approve plat application by Soo Line Railroad Co. for the following described property contingent on Orlien Township approval:

Outlot 2, Being a Portion of the SW 1/4 SE 1/4, Section 18-152-87, Orlien Township

Outlots 3 & 4, Being Portions of the SW 1/4 SE 1/4, Section 18-152-87, Orlien Township

The application is for three outlots sized 42,147 sq. ft., 15,163 sq. ft., and 317,991 sq. ft. respectively. Roll call: all voted yes; motion carried.

Moved by Commissioner Moen, seconded by Commissioner Siebert, to approve plat application by Andrew Mau on behalf of Jon W. Backes for the following described property:

Outlot 2 of SW 1/4, Section 36-160-89, Elmdale Township

The application is for a 7.02 acre outlot. Elmdale Township Board recommended approval of the plat application. Roll call: all voted yes; motion carried.

Moved by Commissioner Fjeldahl, seconded by Commissioner Moen, to table the plat application by Energy Infrastructure Partners for the following described property:

Outlot 6 of NE 1/4 NW 1/4 SE 1/4 SW 1/4 and all of Outlots 2 and 3, Section 34-159-88, Baden Township

The application is for a 454.01 acre outlot. Baden Township does not want to have the parcels combined. Roll call: all voted yes; motion carried.

Public Hearing called to order by Commissioner Connole at 7:26 PM, to discuss approval of a special use permit application by Energy Infrastructure Partners for the following described property:

Outlot 6 of NE 1/4 NW 1/4 SE 1/4 SW 1/4 and all of Outlots 2 and 3, Section 34-159-88, Baden Township

The applicant intends to use the property as a crude oil loading facility/multi-purpose rail facility on the 454 acre property.

Greg Barlow, manager of Energy Infrastructure came forward to explain the facility's use as well as Kenny Hancock, Senior Vice President of Wilson & Company. Township members Walt Christianson, Sharon Lehman, Tahnee King, and Corey Nelson spoke in opposition of the crude oil facility/multi-purpose rail facility. Christianson opposed the proposed project because he does not believe there will be little benefit to the Township or the County. Lehman listed traffic volume, safety, artesian wells, and the increase of diesel trucks as reasons to have a continuance to study the project further. King believed that the nature of the township would change with the introduction of this development. Nelson spoke of an anhydrous accident a few years ago to illustrate the safety concerns of increased traffic.

Public Hearing called to close by Commissioner Moen, seconded by Commissioner Siebert at 8:04 PM.

After discussion about the time table proposed, road width, it was moved by Commissioner Moen and seconded by Commissioner Siebert, to table the special use permit until: a traffic study had been completed and the NDDOT had a chance to comment and a storm water management plan has been submitted.

Lt. Davis from Minot Air Force Base was invited to comment, he encouraged that a traffic study be completed.

Roll call: all voted yes; motion carried.

There being no further business, the meeting was adjourned by Commissioner Connoles at 8:19 PM.

Chairperson, Ward County Planning Commission

Attest:

Deputy Ward County Auditor, Secretary