

Minutes of the Ward County Planning Commission
December 19, 2013

The meeting was called to order at 7:00PM by Commissioner Connole. Present were Commissioners Siebert, Fegley, Fjeldahl, Kopp, Livingston, Moen and Wepler. Also present were County Highway Engineer Dana Larsen, County Planning and Zoning Administrator Amber Turnquest, and Twila Gantzer, Secretary.

Moved by Commissioner Seibert, seconded by Commissioner Fegley to approve the Planning Commission Meeting Minutes from the November 21, 2013 meeting. Roll Call: all voted yes; motion carried.

Moved by Commissioner Wepler, seconded by Commissioner Fjeldahl to approve plat application by Warren Anderson for plat approval for property described as:

Outlot 42 of all of Outlot 35, NE ¼ NW ¼, Section 14-52-82 Sundre Township.

The application is for a 4.34 acre lot. The Sundre Township Board recommended that the plat be approved. 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 or subdivided, or if an application is made for a building permit. The approval is contingent on the access to the property being from the township road and not the county road. Roll call vote: all voted yes; motion carried.

Moved by Commissioner Siebert, seconded by Commissioner Livingston to approve plat application by BACE, LLLLP c/o Jon W. Backes for plat approval for property described as:

Outlot 1 of NW ¼, Section 8-159-89, Spencer Township

The application is for a 20 acre lot that has grain bins on it. The Spencer Township Board has recommended approval. The Ward County Water Resource Board had no objection to the plat, but recommended that a SWMP be required if the property is developed, subdivided or if an application is made for a building permit. Roll call vote: all voted yes; motion carried.

Moved by Commissioner Siebert, seconded by Commissioner Wepler to approve plat application by BACE, LLLLP c/o Jon W. Backes for plat approval for property described as:

Outlot 4 of SW ¼, Section 5-159-89, Spencer Township

The application is for 35 acre lot that has a house on it. The Spencer Township Board has recommended approval. The Ward County Water Resource Board had no objection to the plat, but recommended that a SWMP be required if the property is developed, subdivided or if an application is made for a building permit. Roll call vote: all voted yes; motion carried.

Moved by Commissioner Wepler, seconded by Commissioner Fegley, to approve plat application by Kent Kirkhammer for the following property described as:

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. The Eureka Township Board has recommended that the plat be approved. The Ward County Water Resource Board had no

objection to the plat, but recommended that a SWMP be required if the property is developed, subdivided or if an application is made for a building permit. The approval is contingent on the verification of a road agreement and on a storm water management plan being approved by the Water Resource Board. Roll call vote: all voted yes; motion carried.

Moved by Commissioner Fjeldahl, seconded by Commissioner Myre, to approve 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 recommended approval. The Ward County Water Resource Board had no objection to the plat, but recommended that a SWMP be required if the property is developed, subdivided or if an application is made for a building permit. Roll call vote: all voted yes; motion carried.

Moved by Commissioner Livingston, seconded by Commissioner Fjeldahl, to approve plat application by Rodney Sauer for the following described property:

Plat of Lot D of Outlot 14 in Lot 4 of Section 2-156-85, Foxholm Township

The application is for a 1.562 acre outlot to be used for agricultural purposes and will not be a buildable lot. The Foxholm Township Board and the Water Resource Board have not yet responded. Roll call vote: all voted yes; motion carried

Moved by Commissioner Fjeldahl, seconded by Commissioner Livingston to table the preliminary plat application by ST Development, LLC for the following described property:

Northrop Acres Being an Unplatted Portion Lying in The SW ¼, Section 24-156-83, Eureka Township

The application is for a 61 lot subdivision composed primarily of 1.5 acre lots. The Eureka Township Board and the Water Resource Board have not yet responded. The Commission requested a traffic study, storm water management plan, verification from North Prairie Rural Water with regard to the subdivision size, verification from the school district, and stated that any approval would be dependent on a zoning change from Eureka Township. Roll call vote: all voted yes; motion to table.

Other business: There were no objections by the commissioners to maintain the third Thursday of the month for scheduled meetings.

There being no further business, the meeting was adjourned by Commissioner Connole at 7:51 PM.

Chairperson, Ward County Planning Commission

Attest:

Deputy Ward County Auditor, Secretary