

## Minutes of the Ward County Planning Commission

January 15<sup>th</sup>, 2015

The meeting was called to order at 7:00pm by Chairman Tuttle. Present were Commissioners Fegley, Fjeldahl, Kopp, Livingston, Wepler, and Miller. Also present were County Planning and Zoning Administrator Amber Turnquest, Highway Engineer Dana Larsen, and April French, Secretary.

Commissioner Wepler moved to approve the Planning Commission meeting minutes from December 18, 2014. Commissioner Fjeldahl seconded. Motion carried.

Moved by Commissioner Livingston, seconded by Commissioner Fegley, to approve final plat application by Pam Haugen for the following described property:

Sandy Beach Third Addition being Lots 8, 9, 10, and 11 of Sand Beach Second Addition to Rice Lake Park Lying in the NE  $\frac{1}{4}$ , Section 10-152-85 Rice Lake Township.

The application is for a two lot subdivision – Lot 1 being 1.29 acres and Lot 2 being 0.56 acres. The purpose of the subdivision is to increase the size of the two lots.

The Rice Lake Township Board has recommended approval. The Ward County Water Resource Board returned the plat without objection, but with the recommendation that a storm water management plan may be required if the property is (a) developed or subdivided or (b) if an application is made for a building permit; that any development as a result of this plat should not obstruct watercourses or divert surface water flows; and that no future development below the natural overflow for Rice Lake should be considered without proper flood protection and/or flood proofing measures.

Roll call: All voted yes; motion carried.

Moved by Commissioner Wepler, seconded by Commissioner Fjeldahl, to approve plat application by Nathan Smith for the following described property, contingent on approval from Willis Township and recommendation from the Water Resource Board:

Outlots 3 & 4 of Outlot 2 of the SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  & NE  $\frac{1}{4}$  SE  $\frac{1}{4}$ , Section 24-153-82, Willis Township.

The application is for a 19.06 acre and 6 acre outlot respectively. The Willis Township Board has not yet responded. The Ward County Water Resource Board returned the plat without objection, but with the recommendation that a storm water management plan may be required if the property is (a) developed or subdivided or (b) if an application is made for a building permit; that any development as a result of this plat should not obstruct watercourses or divert surface water flows.

Roll call: All voted yes; motion carried.

Moved by Commissioner Wepler, seconded by Commissioner Fjeldahl, to approve preliminary plat application by Rodney Sauer for the following described property, contingent on approval from Foxholm

Township and the Ward County Water Resource Board with the recommendation that no building permit be allowed:

Sauer Subdivision, NW ¼, Section 2-156-85, Foxholm Township.

The application is for 2.3 acre subdivision. The Foxholm Township Board has not yet responded. The Ward County Water Resource Board returned the plat without objection, but with the recommendation that a storm water management plan may be required if the property is (a) developed or subdivided or (b) if an application is made for a building permit; that any development as a result of this plat should not obstruct watercourses or divert surface water flows.

Roll call: All voted yes, except Commissioner Livingston, who voted no; motion carried.

Moved by Commissioner Weppler to open the Public Hearing to approve variance application by Gary Schneider for the following described property:

Outlots 1 and 2 to the S ½ S ½ SE ¼ NE ¼ and N ½ N ½ NE ¼ SE ¼, Section 6-154-83. The application is for a variance that would allow access to the proposed Outlot 1 by easement only.

The Board heard from Jessica Merchant, representative of Gary Schneider. She stated Mr. Schneider intends to build a home on Outlot 1, and will need access to his property. He has entered into an agreement with the owner of Outlots 1 and 2 to purchase Outlot 1 if variance is approved.

The Board heard from Mr. Mikkelson, who owns the surrounding property. He has first right of refusal on both Outlots 1 and 2. He passed his right to purchase the property to Mr. Schneider, with the agreement that he has first right of refusal.

Moved by Commissioner Weppler, seconded by Commissioner Fjeldahl to close the Public Hearing.

Roll call: all voted yes; motion carried.

Moved by Commissioner Fjeldahl to approve variance application by Gary Schneider, seconded by Commissioner Weppler.

Roll call: All voted yes, except Commissioner Livingston, who voted no; motion carried.

Other business

Mr. Mikkelson requested to speak with the board about flooding on his roadway. He requested a culvert to prevent this. Mr. Dana Larson informed Mr. Mikkelson that a culvert had been planned, but the Ward County Water Resource Board requested the improvements be held off until more improvements were made farther down the road first.

Reorganization:

Moved by Commissioner Wepler, seconded by Commissioner Fjeldahl to approve keeping the same time and days for planning commission meetings for 2015. The meetings will be held at 7pm on the third Thursday of every month.

Roll call: all voted yes; motion carried.

Commissioner Wepler nominated Commissioner Tuttle for continuing as Chairman. Seconded by Commissioner Miller. All in favor, motion carried.

Commissioner Livingston nominated Commissioner Myre for continuing as Vice-Chair. Seconded by Commissioner Fjeldahl. All in favor, motion carried.

There being no further business, the meeting was adjourned by Commissioner Wepler at 8:06pm.