

Minutes of the Ward County Planning Commission

February 19<sup>th</sup>, 2015

The meeting was called to order at 7:00pm. Present were Commissioners Fjeldahl, Kopp, Livingston, Weppler, and Schuler. Also present were Counting Planning and Zoning Administrator Amber Turnquest, Highway Engineer Dana Larsen, and April French, Secretary.

First order of business was to elect an acting chair. Commissioner Fjeldahl was nominated by Commissioner Livingston, seconded by Commissioner Schuler. Roll call: all voted yes; motion carried.

Commissioner Weppler moved to approve the Planning Commission meeting minutes from January 15<sup>th</sup>, 2015. Commissioner Schuler seconded, motion carried.

Moved by Commissioner Weppler, seconded by Commissioner Kopp, to approve the final plat application by Rodney Sauer for the following described property:

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

The application is for 2.3 acre subdivision. The Foxholm 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; and 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 Weppler, seconded by Commissioner Schuler, to approve plat application by Gary Schneider for the following described property, contingent on recommendations by Ward County Water Resource Board:

Outlots 1 & 2 of the SE ¼ NE ¼ & NE ¼ SE ¼, Section 6-154-83, Afton Township

The application is for a 9.97 acre and 8.83 acre outlot respectively. The Afton 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; and that any development as a result of this plat should not obstruct watercourses or divert surface water flows.

Roll call: All voted yes, except Acting Chairman Fjeldahl, who voted no; motion carried.

Moved by Commissioner Weppler, seconded by Commissioner Kopp, to approve preliminary plat application by Bryan Whitfield, for the following described property, contingent on approval from Kirkelie Township and Ward County Water Resource Board recommendation for storm management plan:

Dakota Valley Estates Lying in the NW ¼ NW ¼ NE ¼ NW ¼, SE ¼ NW ¼, NW ¼ NE ¼, SW ¼ NE ¼, SE ¼ NW ¼, NW ¼, SE ¼, SW ¼ SE ¼, NE ¼ SW ¼, Section 15-156-84, Kirkelie Township.

The application is for a 5 lot subdivision ranging in lot sizes from 3.24 to 104.37 acres. The Kirkelie Township Board has not yet responded. The Ward County Water Resource Board returned the plat stating that a storm water management plan would be required.

Roll call: all voted yes; motion carried.

Public Hearing was opened by Acting Chairman Fjeldahl, to approve the variance application in addition to an application for plat approval, by Steve Knorr, for the following described properties:

Outlots 1 and 2 of the SE ¼ SE ¼ SE ¼, Section 20-152-81, Brillian Township

#### Plat Application

The application is for 4.23 acre and 5.81 acre outlot respectively. The Brillian 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; and that any development as a result of this plat should not obstruct watercourses or divert surface water flows.

#### Variance Application

An existing road cuts through the southeast portion of the proposed Outlot 2. The variance application is to allow the applicant to not dedicate the 40 foot right of way as required by the Ward County Zoning Ordinances.

Having no speakers from the public, Commissioner Livingston moved to close the public hearing; seconded by Commissioner Weppler.

Moved by Commissioner Kopp to approve the variance, seconded by Commissioner Livingston.

Roll Call: all voted yes; motion carried.

Moved by Commissioner Livingston to approve the plat application, seconded by Commissioner Kopp.

Roll call: all voted yes; motion carried.

Public Hearing was opened by Acting Chairman Fjeldahl, to approve the variance application by Amanda Mertesdorf and William Blatnik for the following described properties:

Sublot A of Outlot 7 of Government Lot 4 Section 10-152-85, Rice Lake Township.

The application is for the variance that would allow a house to be placed five feet off of the rear lot line rather than the 25 feet as required by the Ward County Zoning Ordinances.

The Commission heard from Jamie Mercier and Amanda Mertesdorf. Mercier owns the rear lot that Ms. Mertesdorf's house would be placed next to. Mercier intends to sell part of that rear lot to Ms. Mertesdorf in the near future, so they believe the 5 feet that is being requested will increase once Ms. Mertesdorf owns the property.

The Commission heard from Ted McDaniel, at the bequest of Homer Nesson, chairman of Rice Lake Township Board. Mr. Nesson has property next to the rear lot that Ms. Mercier is intending to sell to Ms. Mertesdorf. He had understood that the house would be directly next to his farm land, but upon hearing the description of the intended lots at the meeting, he agreed it most likely wouldn't be a problem.

Commissioner Wepler moved to close the public hearing, seconded by Commissioner Livingston.

Moved by Commissioner Wepler to approve the variance application, seconded by Commissioner Livingston, contingent on having Amber Turnquest speak with the County Building Inspector about the side lot lines.

Roll call: all voted yes; motion carried.

There being no further business, the meeting was adjourned by Commissioner Wepler at 7:55pm.