

Minutes of the Ward County Planning Commission

March 19th, 2015

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

Commissioner Weppler moved to approve the Planning Commission meeting minutes from February 19th, 2015. Commissioner Livingston seconded. Roll call: all voted yes; motion carried.

Moved by Commissioner Weppler, seconded by Commissioner Kopp to approve the final plat application by Bryan Whitfield for the following described property, contingent on a storm water management plan:

Dakota Valley Estates Lying in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$, SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 15-156-84, Kirkelie Township.

The application is for 5 lot subdivision ranging in lot sizes from 3.24 to 104.37 acres. The Kirkelie Township Board has recommended approval. The Ward County Water Resource Board returned the plat stating that a storm water management plan would be required. The First District Health Unit has stated the plat is adequate for septic and draining.

Roll call: all voted yes; motion carried.

Moved by Commissioner Fegley, seconded by Commissioner Livingston to approve the plat application by Maria LoBosco on behalf of Ronald and Ardis Neshem for the following described property:

Outlot 4 of the NE $\frac{1}{4}$, Section 5-155-85, Des Lacs Township.

The application is for a 1.677 acre lot to be used for railroad right of way. The Des Lacs 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; 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 Fegley to approve the plat application by Keith Herdt for the following described property, contingent on a storm water management plan:

Outlots 1 and 2 of the S $\frac{1}{2}$ NE $\frac{1}{4}$ and N $\frac{1}{2}$ SE $\frac{1}{4}$, Section 20-152-83, Gasman Township.

The application is for 9.77 and 6.51 outlot respectively. The Gasman 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; 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 Kopp to approve the plat application by Julian Degenstein for the following described property:

Outlot 1 of the S $\frac{1}{2}$ NE $\frac{1}{4}$ & N $\frac{1}{2}$ SE $\frac{1}{4}$, Section 34-157-85, Mayland Township.

The application is for a 12.87 acre lot. The Mayland 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; 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 Commissioner Fegley. He abstained from voting, as he is related to Mr. Degenstein; motion carried.

Moved by Commissioner Weppler, seconded by Commissioner Fegley to approve the plat application by Gordon Dahl for the following described property, contingent on a storm water management plan:

Outlot 2 of the NE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 24-152-83, Gasman Township.

The application is for a 9.95 acre lot. The Gasman 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; 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 Fegley, seconded by Commissioner Weppler to approve the plat application by Maria LoBosco on behalf of Daniel Depute for the following described property:

Outlot 3 of the NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 24-156-87, Passport Township.

The application is for a 0.366 acre lot to be used for railroad right of way. The Passport 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; 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 Kopp to approve the plat application by Norman Sollid on behalf of Robert Deutsch for the following described property:

Outlot 1 of NW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 21-153-87, Lund Township.

The application is for a 9.39 acre lot. The Lund 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; 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 Fegley, seconded by Commissioner Livingston to approve the plat application by Russell Gilson for the following described property:

Outlot 23 of NE $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 2-156-85, Foxholm Township.

The application is for a 27.88 acre lot. 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; 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 Fegley to approve the plat application by Aaron Haaland for the following described property, contingent on a Storm Water Management Plan:

Outlot 1 of SW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 30-157-85, Mayland Township.

The application is for a 32.11 acre lot. The Mayland 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; 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 Livingston to table the plat application by Orlin Larson for the following property:

Outlot 1 of SE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 15-152-83, Gasman Township.

The application is for a 2.01 acre lot. The Gasman 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; and that any development as a result of this plat should not obstruct watercourses or divert surface water flows.

Roll call to table the application: all voted yes; motion carried.

Other business: Commissioner Livingston voiced concerns about new legislation and how it will affect hog farms in Ward County. Highway Engineer Dana Larson states he will do some research on the subject.

There being no further business, the meeting was adjourned by Chairman Tuttle at 7:57pm.