

Minutes of the Ward County Planning Commission

May 21<sup>st</sup>, 2015

The meeting was called to order by Chairman Tuttle at 7:00 pm. Present were Commissioners Fegley, Kopp, Livingston, and Wepler. 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 April 22<sup>nd</sup>, 2015. Commissioner Kopp seconded. Roll call: all voted yes; motion carried.

Moved by Commissioner Kopp, seconded by Commissioner Wepler to approve the application for plat approval by John Novodvorsky III for the following described property:

Outlot 2 of SE ¼, Section 19-152-84, Hilton Township.

The application is for 3.939 acre outlot. The Hilton 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 Wepler, seconded by Commissioner Kopp to approve the application for plat approval by James Ness, contingent on a storm water management plan and State DOT recommendations, for the following described property:

Outlot 5 of SE ¼ NE ¼, Section 26-153-83, Freedom Township.

The application is for a 7.27 acre outlot. The Freedom 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.

The third item on the agenda was an informal discussion with Clara Vigstol and family. They were present to discuss submitting a plat application for an outlot in Section 33-157-83, Waterford Township, which is in Zoning District 1.

Mrs. Vigstol and family would like to build a house on property they currently own. According to Zoning District 1 regulations, they are not allowed to build a new habitable building on their property unless they tear down an existing property.

The recommendation by the board was start with contacting a surveyor and going through the normal variance process. They also requested clarification of Zoning District 1.

The 4<sup>th</sup> item on the agenda was the Zoning Ordinance Assessment from SRF.

Commissioner Wepler moved, seconded by Commissioner Fegley, to form a committee. The committee is to read through the Zoning Ordinance Assessment more carefully, review ordinances, and come up with some recommendations. The request was for volunteers to head the committee: 2 from the planning commission (with one alternate), one from the States Attorney's Office, Amber Turnquest, Dana Larson, and a secretary.

Commissioners Fegley and Livingston volunteered from the Planning Commission, with Chairman Tuttle volunteering as the alternate. Future meetings by the committee will be determined.

There being no further business, the meeting was adjourned by Chairman Tuttle at 8:04pm.