

## Minutes of the Ward County Planning Commission

July 16, 2015

The meeting was called to order at 7:00PM by Commissioner Tuttle. Present were Commissioners Fegley, Kopp, Livingston, Schuler and Weppler. Also present were County Planning and Zoning Administrator Amber Turnquest, Highway Engineer Dana Larsen and Twila Gantzer, Secretary. Moved by Commissioner Weppler, seconded by Commissioner Schuler, to approve the Planning Commission Meeting Minutes from the July 18, 2015. Roll Call: All Voted yes; Motion carried.

Application for a preliminary plat approval by Troy Johnson for the following described property:

Lost Creek 2nd Addition, Being an Unplatted Portion of the NW ¼ Lying East of US Highway 52 & West of Ward County Road 19 Less Outlots 8-11, 17-19 & Lost Creek Addition, Section 24-154-82, Sundre Township

Moved by Commissioner Weppler, seconded by Commissioner Kopp, to approve contingent upon Township & Water Board approval. Roll call: all voted yes; Motion carried.

Application for a preliminary plat approval by Deborah Zaun for the following described property:

Lakeview Third Addition to Rice Lake, Ward County, ND, Lots 3 & 4, Lakeview Addition to Rice Lake, Ward County, ND, Section 10-152-85, Rice Lake Township

Moved by Commissioner Weppler, seconded by Commissioner Livingston, to approve contingent upon Rice Lake Water Board approval. Roll call: all voted yes; Motion carried.

Application for a plat approval by Homer Nesson for the following described property:

Outlot 27 Being a Portion of Government Lot 2, Section 10-152-85, Rice Lake Township

Moved by Commissioner Schuler, seconded by Commissioner Livingston, to deny. Roll call: all voted yes; Motion denied.

Application for plat approval by Robert Pritchett for the following described property:

Outlot 7 Being Outlots 2 & 5 and Vacated Portions of Statutory Right of Way & Vacated Right of Way Easement, Section 11-152-85, Rice Lake Township

Two options were provided. The Rice Lake Township Board has not yet responded. The Ward County Water Resource Board has responded with stipulations. Option 2 moved by Commissioner Fegley, seconded by Commissioner Schuler, to approve. Roll call: all voted yes; Motion carried.

Application for plat approval by Gerald and Sherri Koble for the following described property:

Outlots 3 & 4 of Outlot 2, Section 21-156-84, Kirkelie Township

Moved by Commissioner Weppler, seconded by Commissioner Schuler, to approve based on stipulations by the Ward County Water Resource Board. Roll call: all voted yes; Motion carried.

Application for a variance and plat application by Lee & Clara Jeanne Vigstol for the following described property:

Outlot 2 Being a Portion of Outlot 1 Lying in the SW  $\frac{1}{4}$  SW  $\frac{1}{4}$ , Section 33-157-83,  
Waterford Township

A public hearing was then opened by Commissioner Weppler, seconded by Commissioner Kopp. After a brief explanation by Dustin Vigstol regarding his Grandfather's health and the necessity to put a home on the property in order to provide care-giving, MAFB planner, Sam Warren also spoke regarding encroachment issues. No current objectives were discussed, but a firm answer should be given by July 22<sup>nd</sup>. The public hearing was then closed: Moved by Commissioner Weppler, seconded by Commissioner Livingston.

After a brief discussion, it was moved by Commissioner Weppler and seconded by Commissioner Livingston to recommend approval contingent on MAFB approval. Roll call: all voted yes; Motion carried.

Application for a plat application and zone change by Brock Klein for the following described property:

Outlot 7 of SW  $\frac{1}{4}$  NW  $\frac{1}{4}$ , Section 21-155-84, Burlington Township

The application is for a 2.99 acre outlot. The second application is to approve a zone change for the above property from Agriculture (A-1) to Residential (R-1). The Burlington Township Board and the Ward County Water Resource Board have not yet responded.

A public hearing was opened by Commissioner Weppler, seconded by Commissioner Schuler.

Brock Klein appeared to explain the road leading to the house would not be maintained by the county, but by himself—the home owner. Neighboring land-owner, Ron Behm, spoke and had no opposition. The public hearing was then closed: Moved by Commissioner Weppler and seconded by Commissioner Livingston.

Moved by Commissioner Weppler, seconded by Commissioner Kopp, to approve. Roll call: all voted yes; Motion carried.

Proposal to incorporate "Resolution Establishing Zoning District #1", Resolution Establishing Zoning District No. 2", "Ward County Zoning Resolution No. 6", and "Ward County Floodplain Zoning Ordinance" into a single document titled "Ward County Zoning Ordinance".

A public hearing was opened by Commissioner Schuler, seconded by Commissioner Weppler. After a brief discussion, the public hearing was closed—moved by Commissioner Weppler, seconded by Commissioner Schuler.

It was then brought to attention by Commissioner Fegley that the Public Notice Advertisement was dated for July 2, 2015 instead of July 15, 2015. It was moved by Commissioner Weppler and seconded by

Commissioner Schuler to table this proposal until the next properly dated advertisement is placed.  
Motion carried.

There being no further business, the meeting was adjourned by Commissioner Tuttle at 8:10 PM.

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Chairperson, Ward County Planning Commission

Attest:

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Deputy Ward County Auditor, Secretary