

Minutes of the Ward County Planning Commission
September 17, 2015

The meeting was called to order at 7:00PM by Chairman Tuttle. Present were Commissioners Kopp, Livingston, Fegley, Fjeldahl, and Weppler. Also present were County Planning and Zoning Administrator Amber Turnquest, Highway Engineer Dana Larsen, Ackerman Estvold Engineer Rob Berard, States Attorney Roza Larson, and Misty Hester, Secretary.

Moved by Commissioner Weppler, seconded by Commissioner Livingston, to approve the Planning Commission Meeting Minutes from the August 20, 2015. Roll Call: All Voted yes; Motion carried.

Application for a plat approval by **Ryan Haugen** for the following described property:

Outlot 1 NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 19-153-83, Freedom Township

The application is for 21.92 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.

Moved by Commissioner Weppler, seconded by Commissioner Fjeldahl, to approve contingent upon Freedom Township approval and upon the stipulations by the Ward County Water Resource Board. Roll call: All voted yes; Motion carried.

Application for a plat approval by **Keith and Rosalie Martelle** for the following described property:

Outlot 5 NW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 29-156-81, Maryland Township

The application is for a 12.61 acre outlot. The Maryland 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.

After a brief discussion regarding access for outlots 3 & 4, it was moved by Commissioner Weppler, seconded by Commissioner Kopp, to approve based on stipulations by the Ward County Water Resource Board and contingent on the approval by Maryland Township Board. Roll call: All voted yes; Motion carried.

Application for plat approval by **Fred and Michelle Washak** for the following described property:

Sublot A of Outlot 13 Being a Portion of Outlot 13, Section 25-156-84, Kirkelie Township

This application is for a 2.05 acre outlot. The Kirkelie 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.

A brief discussion followed. Dana verified there is an approach to subplot A so access does exist. The property is neither in the 100 nor the 500-year flood plain. Moved by Commissioner Wepler, seconded by Commissioner Fegley, to approve based on stipulations by the Ward County Water Resource Board. Roll call: All voted yes; Motion carried.

Application for plat approval by **Jason Mayfield** for the following described property:

Outlots 3 and 4 of SW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 8-155-81, Surrey Township

This application is for two 6.68 acre outlots. The Surrey Township Board has recommended approval. The township has stated that they will be added that road to their certified road list at the next renewal. 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.

A brief discussion followed. Moved by Commissioner Wepler, seconded by Commissioner Fjeldahl, to approve based on stipulations by the Ward County Water Resource Board. It is also approved based on the requirement of the township to have mileage added to the agenda in March. Certifications will be submitted in the June annual meeting. The township will be required to resume maintenance on the road. Roll call: All voted yes; Motion carried.

Other Business:

There was a brief discussion regarding the GIS maps and Ward County software's capability to pull up parcels by name, address, legals, parcel #, etc.

There being no further business, the meeting was adjourned by Commissioner Tuttle at 7:37 PM.

Chairperson, Ward County Planning Commission

Attest:

Deputy Ward County Auditor, Secretary