

**Minutes of the Ward County Planning Commission**  
October 15, 2015

The meeting was called to order at 7:01PM by Chairman Tuttle. Present were Commissioners Kopp, Livingston, Fegley, Fjeldahl, Miller, Schuler, and Weppler. Also present were County Planning and Zoning Administrator Amber Turnquest, and Misty Hester, Secretary.

Moved by Commissioner Schuler, seconded by Commissioner Livingston, to approve the Planning Commission Meeting Minutes from the September 17, 2015. Roll Call: All Voted yes; Motion carried.

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

Outlot 1 NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  Section 17-155-87, Evergreen Township

The application is for 9.96 acre outlot. The Evergreen 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 Fjeldahl, seconded by Commissioner Fegley, to approve contingent upon Evergreen 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 **James Kraft** for the following described property:

Outlot 2 Lying in the NW  $\frac{1}{4}$  SW  $\frac{1}{4}$ , Section 26-155-81, Surrey Township

The application is for a 10 acre outlot. The Surrey 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 Schuler, to approve based on stipulations by the Ward County Water Resource Board and contingent on the approval by Surrey Township Board. Roll call: All voted yes; Motion carried.

Application for plat approval by **Derrick Miller** for the following described property:

Outlot 5 NE  $\frac{1}{4}$ , Section 33-154-82, Sundre Township

This application is for a 70.71 acre outlot. The Sundre Township Board has not yet responded. The Ward County Water Resource Board has not yet responded.

Discussions proceeded. The plats originally came in on time, but contained technical issues. The road was not shown. No electrical easements were shown on the property. The ROW was also not shown

properly. Amber made them aware of issues with deadlines that were not met. When the re-submitted plats were received, issues still had not been cleared up. At least several issues have already been found and Amber will be getting back with the contractor on those soon. Commissioner Weppler had also gotten calls on this item and made it aware that it's not the county's fault and it's not the home-owner's fault, but the issue lies with who was hired to do the work. Miller and Tuttle brought up issues of liability on WC to approve a plat without being seen and items not fixed yet. Motion was tabled.

Application for plat approval by **Jonathon Rued** for the following described property:

Outlot 6 of NE ¼, Section 33-154-82, Sundre Township

This application is for a 61.76 acre outlot. The Sundre 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.

Motion was tabled along with item # 3 Derrick Miller because it's all part of the same plat that needs to be re-done.

A public hearing for a variance by **Robert Knutson** for the following described property:

Outlot 4 of SW Less Lot A and Sublots B, C, & D, Section 13-154-82, Sundre Township

This application is allow the replacement of an existing mobile home with a modular home the same distance of 54.5 feet from the centerline of County Road 19 instead of the 125 feet from centerline as required by the zoning ordinance.

Hearing was opened. Discussion began with Robert Knutson stating his trailer has already been sitting in the same spot for the last 19-20 years. The closest neighbor has no problem and is thrilled to see a new home take its place. Amber did make it aware as well that the initial home had no permit. She also mentioned Dana, WC Hwy Engineer, has concerns with vehicles parked in the ROW. Discussion regarding parking vehicles close to the road took place. Snow removal was a topic as well. After additional discussions regarding flooded homes in the same situation being allowed to rebuild and the distance of center line to the homestead, it was moved by Commissioner Miller, seconded by Commissioner Fjeldahl to close the public hearing at 6:41 PM.

Moved by Commissioner Miller, seconded by Commissioner Fjeldahl, to approve. Roll call: all voted yes except Commissioner Schuler; Motion carried.

#### **Other Business:**

A memorandum was handed out from February 20, 2015 regarding the Right-of-Way amendment to Ward County Zoning Resolution No. 6. Section 4A #12 was the topic of discussion—mainly the Township Roads & Section Lines portion regarding 80 ft. (40' from center) vs. 66' (33' from center). Moved by

Commissioner Fjedldahl, seconded by Commissioner Miller to have a public hearing to change the existing requirement. Roll call. All voted Yes. Motion carried.

There being no further business, the meeting was adjourned by Commissioner Tuttle at 7:19 PM.

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Chairperson, Ward County Planning Commission

Attest:

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Deputy Ward County Auditor, Secretary