

Minutes of the Ward County Planning Commission

June 16, 2016

The meeting was called to order at 7:03PM by Vice Chairman Fjeldahl. Present were Commissioners Fegley, Kopp, Livingston, Schuler, and Wepler. Also present were County Planning and Zoning Administrator Amber Turnquest, State's Attorney Roza Larson, and Misty Hester, Secretary.

Moved by Commissioner Wepler, seconded by Commissioner Schuler, to approve the Planning Commission meeting minutes from the May 19, 2016. Roll call: all voted yes; motion carried.

Application for a plat approval by **Michael Vollmer** for the following described property:

Outlots 8 & 9 Being Outlot 1 & Unplatted Portions of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ & NW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 35-155-81, Surrey Township

The application is for two lots of 2 and 2.05 acres respectively adjacent to County Road 23. 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 subject property is (a) developed or subdivided or (b) if an application is made for a building permit; and that no development as a result of this plat should obstruct watercourses or divert surface water flows.

Moved by Commissioner Wepler, seconded by Commissioner Schuler, to approve contingent on the approval of the Surrey Township and the stipulations by the Ward County Water Resource Board. Roll call: all voted yes; motion carried.

Discussion: Minot Air Force Base

Discussion about encroachment, density and development within Zoning District #1 in anticipation of ordinance updates.

At 7:15 PM, Commander Opperman appeared and spoke on behalf of the Minot Air Force Base. His brief introduction was followed up by Joey Specht, Portfolio Optimization Chief, who in turn spoke about the density around and in Ward County Zoning District 1.

A copy of an email from Mr. Specht was included in the hand-outs referencing the relationship between Ward County and Minot Air Force Base in regards to the Zoning District 1.

Discussion continued between the MAFB representatives and the commissioners.

A task force formed to discuss ideas and terminology before the 1st Reading to be set approximately 3-4 months from now.

Discussion closed at 7:45 PM.

First Reading- Floodplain Zoning Amendment

Proposed change to the Ward County Zoning Ordinance to remove references of Freedom and Carbondale townships from "Chapter 4- Ward County Floodplain Zoning Ordinance".

Amber presented the memorandum included in the agenda packet. Also included in the packet was an email from Jared Huibregtse, CFM, Assistant State NFIP Coordinator, discussing his thoughts and information regarding Freedom Township's release from the NFIP.

Discussion ensued between the commissioners regarding the update.

Moved by Commissioner Wepler, seconded by Commissioner Kopp, to approve the removal of Freedom and Carbondale townships from the boundaries of the floodplain district. Roll call: Commissioners Wepler, Kopp, Schuler, Livingston, and Fegley voted yes. Vice Chairman Fjeldahl voted no; motion carried.

There being no further business, the meeting was adjourned by Vice Chairman Fjeldahl at 8:06 PM.

Chairperson, Ward County Planning Commission

Attest:

Deputy Ward County Auditor, Secretary