

## Minutes of the Ward County Planning Commission

July 21, 2016

The meeting was called to order at 7:00PM by Chairman Tuttle. Present were Commissioners Fjeldahl, Fegley, Kopp, Livingston, and Carswell. Commissioner Weppler was absent. Also present were County Planning and Zoning Administrator Amber Turnquest, States Attorney Roza Larson, and Secretary Jeanne Dufner.

Moved by Commissioner Fegley, seconded by Commissioner Livingston, to approve the Planning Commission meeting minutes from June 16, 2016. Roll call: all voted yes; motion carried.

Application for a plat approval by **Wayne Giesen** for the following described property:

Outlot 6 of SW  $\frac{1}{4}$  SE  $\frac{1}{4}$ , Section 27-152-87, Orlie Township

The application is for a 15.52 acre outlot adjacent to 275<sup>th</sup> Ave SW, east of County Road 9. The Orlie 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 Fegley, seconded by Commissioner Carswell, to approve the request contingent upon Orlie Township approval and the stipulations set by the Ward County Water Resource Board. Roll call: all voted yes; motion carried.

Application for a plat approval by **Linda and Gerald Nordberg** for the following described property:

Outlot 5 of SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  NW  $\frac{1}{4}$  SW  $\frac{1}{4}$ , Section 32-157-82, Tatman Township

The application is for an 8.19 acre outlot adjacent to US Highway 83. The Tatman 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 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 Fjeldahl, seconded by Commissioner Livingston, to approve the request contingent upon the approval of Minot Air Force Base and the stipulations set by the Ward County Water Resource Board. Roll call: all voted yes; motion carried.

Application for a plat approval by **Northern States Power Company** for the following described property:

Outlot 6 of Gov't Lot 1 and a Portion of Gov't Lot 2, Section 2-154-82, Sundre Township

The application is for a 48.31 acre outlot adjacent to 37<sup>th</sup> Ave SE and 86<sup>th</sup> St SE. The Sundre 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 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.

Representatives from Northern States Power appeared to answer questions from the Board.

Moved by Commissioner Fjeldahl, seconded by Commissioner Fegley, to approve the request contingent upon the stipulations set by the Ward County Water Resource Board. Roll call: all voted yes; motion carried.

Application for a plat approval by **Scott Bostow** for the following described property:

Outlot 1, of Gov't Lot 3 of the NW ¼, Section 7-151-84, Spring Lake Township

The application is for 2.02 acre outlot adjacent to County Road 22. The Spring Lake Township Board had originally recommended denial, but reversed their decision with the stipulation that the land not be developed. The 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.

The Planning Commission recommended approval at the April 2016 meeting contingent on Township approval. The Township recommends approval as long as the land is not developed.

The buyer of the land appeared before the Board stating he's been renting the pasture land for 10 years and has no intention of developing it. After a brief discussion a decision was reached.

Moved by Commissioner Fegley, seconded by Commissioner Fjeldahl, to approve request as is, based on stipulations set by Spring Lake Township Board and the Ward County Water Resource Board. Roll call: all voted yes; motion carried.

At 7:20 p.m. Chairman Tuttle opened the Public Hearing to approve proposed changes to Floodplain Zoning Ordinance.

The change as proposed would remove mentions of Carbondale and Freedom townships from the boundaries zoned by Ward County in Chapter 4- Ward County Floodplain Zoning Ordinance.

#### DISTRICT BOUNDARIES

The boundaries of the base floodplain district shall be the areas of special flood hazard identified by the Federal Emergency Management Agency (FEMA) through a scientific and engineering report entitled "The Flood Insurance Study for Ward County, North Dakota" dated January 19, 2000 with accompanying Flood Insurance Rate Maps and Flood Boundary and Floodway maps and any revision thereto are hereby adopted by reference and declared to be a part of this ordinance. The boundaries shall include areas shown on the County Floodplain Management Map as County

Floodplain Management Areas. Said maps are kept on file in the office of the Ward County Auditor at the time of the adoption of this ordinance, and shall be available for public inspection during the established County office hours. Said flood hazard areas may be changed periodically through additional floodplain maps derived from studies by federal, state and local officials. This new information for updating the flood insurance study and supplementary documents shall be forwarded to FEMA immediately. The area subject to the authority of the Ward County Floodplain Zoning Ordinance will be comprised of all unorganized areas located within the boundaries of Ward County, and those townships which have filed written relinquishments of their zoning authority to Ward County at the Ward County Auditor's office. The townships which have filed their written relinquishments of zoning authority to Ward County pursuant to North Dakota Century Code, Chapter 11-33, are: Baden, ~~Carbondale~~, Carpio, Harrison, Foxholm, ~~Freedom~~, Kirkelie, Nedrose, New Prairie, Sawyer, Sundre, and Willis.

No one appeared to speak for or against the proposed changes to the Floodplain Zoning Ordinance. Moved by Commissioner Carswell, seconded by Commissioner Kopp to close the public hearing at 7:25 p.m.

Moved by Commissioner Fegley, seconded by Commissioner Livingston to approve on second reading proposed change to the Ward County Floodplain Zoning Ordinance by removing references of Freedom and Carbondale Townships from Chapter 4. Roll call: all voted yes; motion carried.

**Other Business:**

There being no further business, the meeting was adjourned by Chairman Tuttle at 7:27 p.m.

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Chairperson, Ward County Planning Commission

Attest:

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Secretary