



DATE: November 9, 2016
TO: Ward County Planning Commission
FROM: Amber Turnquest, County Planning/ Zoning Administrator
SUBJECT: Regular Meeting 7:00PM, November 16, 2016, Room 108, Ward County Administration Building

AGENDA

- A. Call to order, roll call and determination of quorum.
- B. Review and approval of the minutes from September 15, 2016.
- C. Regular Agenda
 - 1. Norman Sollid on behalf of Erickson Family Trust

Application for a **plat approval** for the following described property:

Outlot 1 in the N ½ SE ¼ of Section 31-159-89, Spencer Township

This plat application is for an 18.84 acre outlot. The Spencer Township Board and the Ward County Water Resource Board have not yet responded.

- D. Discussion about direction of zoning ordinance.
- E. Other business or adjourn.

Attachments cc: Ward County Commissioners,
Regular Mailing List,
Local News Organizations

Minutes of the Ward County Planning Commission
October 20, 2016

The meeting was called to order at 7:00 PM by Vice Chairman Fjeldahl. Present were Commissioners Carswell, Kopp, Kossan, Livingston, and Weppler. Also present were County Planning and Zoning Administrator Amber Turnquest, States Attorney Roza Larson, and Misty Hester, Secretary.

Moved by Commissioner Weppler, seconded by Commissioner Kossan, to approve the Planning Commission Meeting Minutes from the September 15, 2016 meeting. Roll call: all voted yes; motion carried.

Application for a final plat approval by **Ralph Towery** for the following described property:

Towery Subdivision in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 2-152-85 and the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 11-152-85, Rice Lake Township

This final plat application is for a two lot subdivision combining existing lots. The Rice Lake 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 no development as a result of this plat should obstruct any watercourses or divert surface water flows.

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

Application for plat approval by **Burke Divide Electric Cooperative Inc** for the following described property:

Outlot 2 of SW $\frac{1}{4}$, Section 5-160-88, Kenmare Township

This application is for a 21.56 acre outlot. The Kenmare 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 no development as a result of this plat should obstruct any watercourses or divert surface water flows.

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

Application for plat approval by **Mark Pedersen** for the following described property:

Outlot 3 Being Outlot 1 & Unplatted Portion of SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 34-161-88, Denmark Township

This application is for 10.46 acre outlet. The Denmark 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 no development as a result of this plat should obstruct any watercourses or divert surface water flows.

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

Application for plat approval by **Ricky and Janet Lee** for the following described properties:

Outlot 1 of NE ¼ NE ¼, Section 27-153-87, Lund Township

This application is for an 8.64 acre outlet. The Lund Township Board, Ward County Water Resource Board, and the Minot Air Force Base have not yet responded.

Moved by Commissioner Weppler, seconded by Commissioner Carswell, to approve contingent on the approval of the Lund Township, the stipulations by the Ward County Water Resource Board, and the approval of the Minot AFB. Roll call: all voted yes; motion carried.

Planning and Zoning Presentation

Amber Turnquest gave a presentation of the different zoning districts in Ward County and explained the differences between each. Discussions ensued between Amber and the commissioners. Conclusions were made to further research and discuss Ward County planning and zoning to integrate new plans.

There being no further business, the meeting was adjourned by Vice Chairman Fjeldahl at 8:30 PM.

Chairperson, Ward County Planning Commission

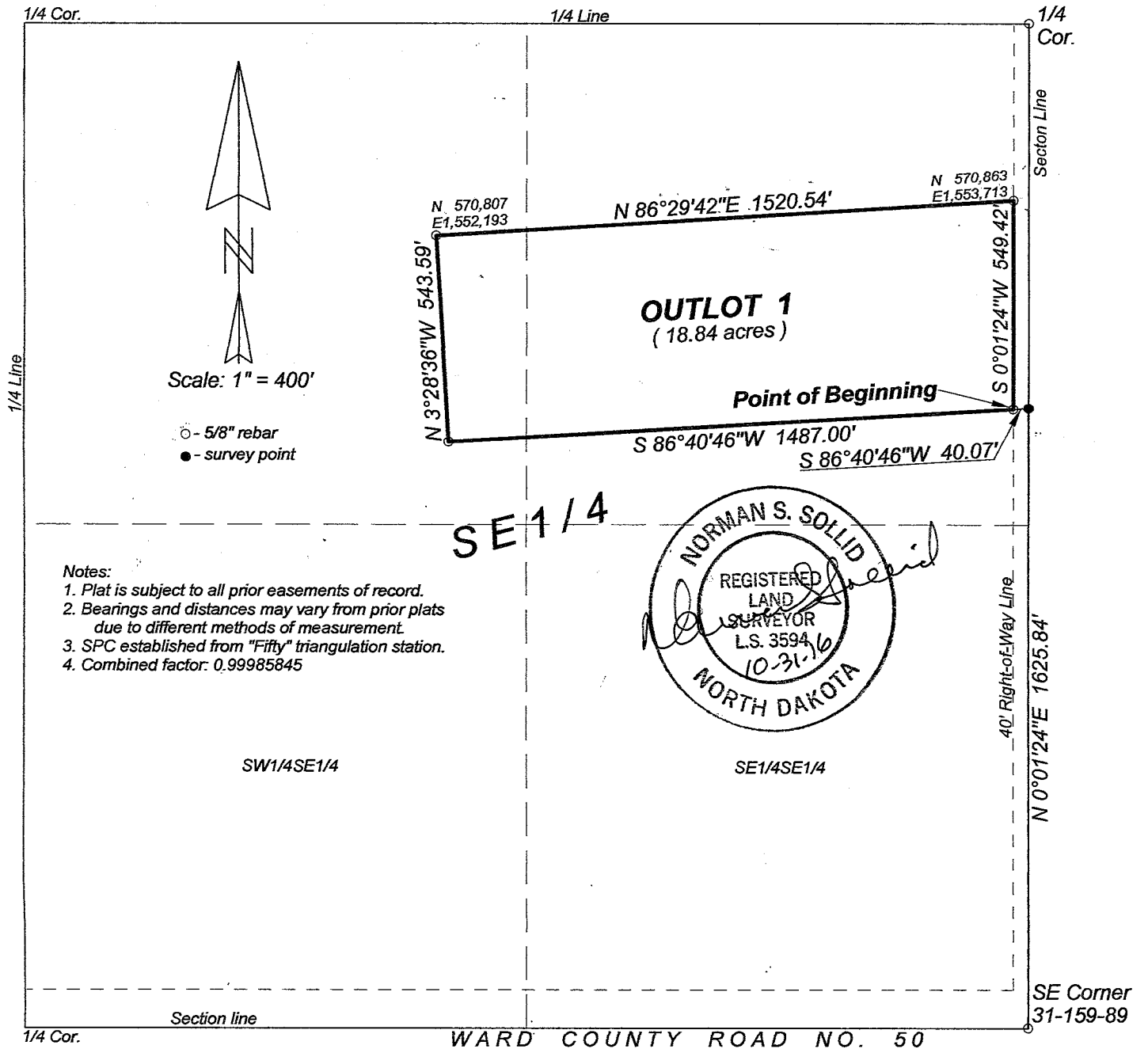
Attest:

Deputy Ward County Auditor, Secretary

PLAT OF OUTLOT 1

of N1/2SE1/4, Section 31, Township 159N, Range 89W

Owner Erickson Family Trust



(Scale: 1" = 400')

Plat of Outlot 1 of N1/4SE1/4, Section 31, Township 159N, Range 89W

described as follows:

Commencing at the Southeast Corner of Section 31, Township 159 North, Range 89 West of the 5th Principal Meridian, County of Ward, State of North Dakota; Thence bearing N0-01-24E along the east boundary of SE1/4 a distance of 1625.84 feet; Thence bearing S89-40-46W a distance of 40.07 feet to a point being the true POINT OF BEGINNING; Thence bearing S86-40-46W a distance of 1487.00 feet; Thence bearing N3-28-36W a distance of 543.59 feet; Thence bearing N86-29-42E a distance of 1520.54 feet; Thence bearing S0-01-24W a distance of 549.42 feet to the POINT OF BEGINNING. The above described tract of land contains 18.84 acres, more or less.

NE1/4SE1/4 - 16.08 acres NW1/4SE1/4 - 2.76 acres ROW - 0.50 acres



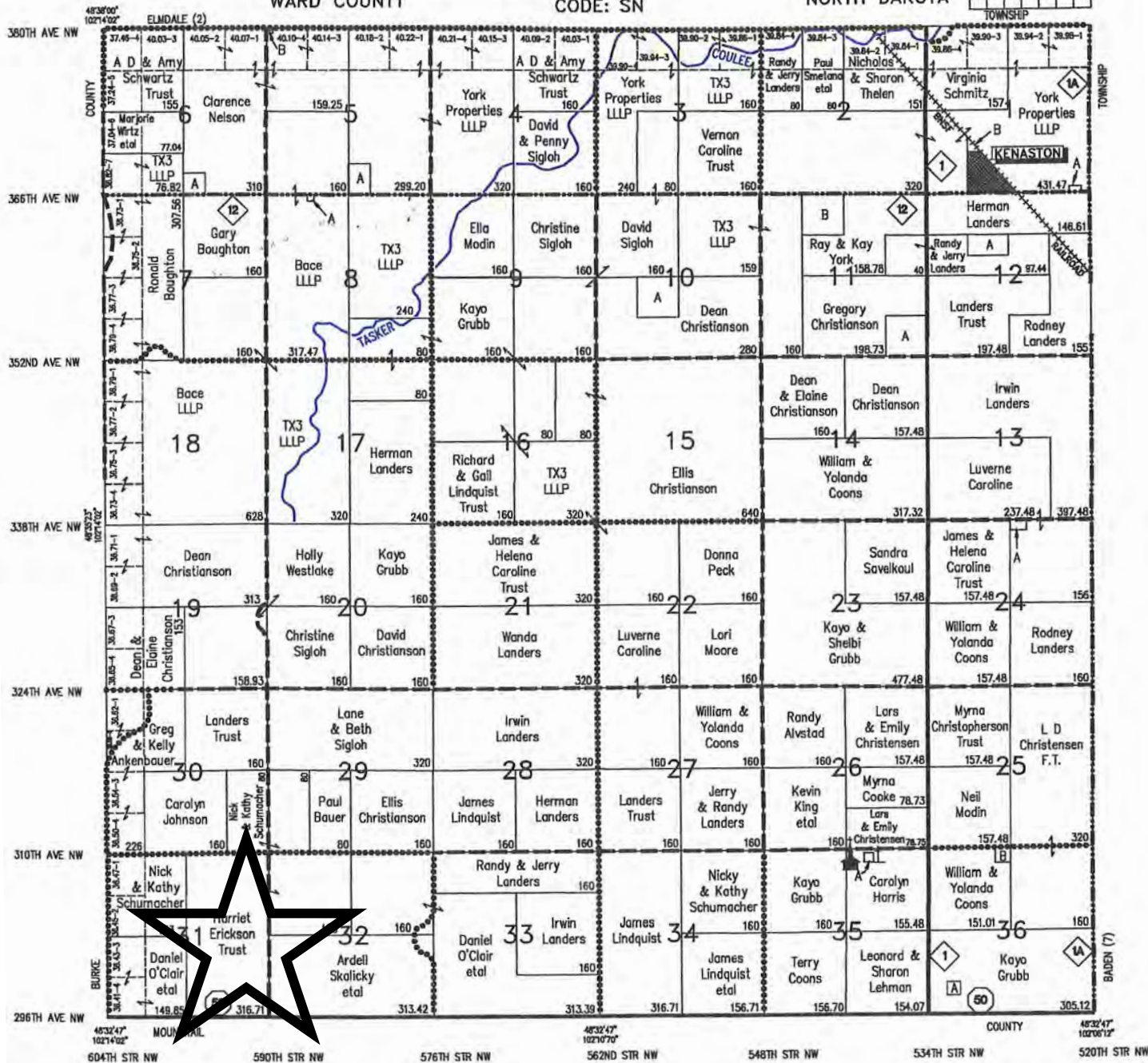
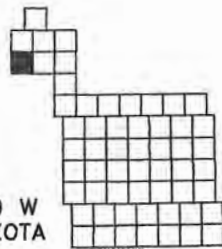
MAP OF SPENCER

MIDLAND ATLAS COMPANY LLC COPYRIGHT 2011

TOWNSHIP: 159 N
WARD COUNTY

CODE: SN

RANGE: 89 W
NORTH DAKOTA



SEE LETTERED SMALL TRACTS DIRECTORY FOLLOWING TOWNSHIP MAPS

EXCAVATING INC.
ALL TYPES OF EXCAVATING

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6318 53rd Ave SW, Fargo, ND

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Hovde Insurance Agency

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Darrel V. Hovde, Agent
111 11th Ave SW - PO Box 1906
Minot, ND
(Next to Todd's Supermarket Mile-H-Shirts)

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ACKERMAN SURVEYING & ASSOCIATES, INC.

Lot Surveys - Subdivisions - Land Boundaries - Land Planning
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Rolly B. Ackerman, Robby L. Berard & Aaron J. Anderson
Registered Land Surveyors

6008 Highway 2 East, Minot, ND 58701
Fax: (701) 838-0786
www.ackermansurveying.com
email: landsurvey@art.com



Legend

-  LGIM_Parcels
-  Section Lines
-  Norman Solid on behalf of Erickson Family Trust