

Minutes of the Ward County Planning Commission
March 21, 2013

The meeting was called to order at 7:01PM by Commissioner Connole. Present were Commissioners Siebert, Fjeldahl, Kopp, Livingston, Allen, Moen and Wepler. Also present were County Engineer Dana Larsen, County Planning and Zoning Administrator Amber Turnquest, Roza Larson from the Ward County State's Attorney's Office and Lora Johnson, Secretary.

Motion by Commissioner Siebert and seconded by Commissioner Wepler to approve the minutes of the February 21, 2013, meeting. Motion carried.

Moved by Commissioner Fjeldahl, seconded by Commissioner Moen to approve plat application by Craig Birdsall for the following described property:

Outlot 1 NE 1/4, Section 27-157-87, Ree Township

Application is for a 24.945 acre lot, the applicant is looking to sell the land. Water Board and Ree Township Board both have recommended approval. Roll Call: All voted yes; motion carried.

Moved by Commissioner Siebert, seconded by Commissioner Moen to approve plat application by Norm Sollid, surveyor on behalf of Ethan Forbes for the following described property:

Outlot 8 of Outlot 5 of SE 1/4 SW 1/4 and SW 1/4 SE 1/4, Section 25-154-82,
Sundre Township

The application is for 8.39 acre lot. The Sundre Township Board and the Water Board have both recommended approval. Roll Call: All voted yes; motion carried.

Discussion regarding Township plat sub-division memo mailed February 2013, to all Townships within Ward County that have their own Planning and Zoning. Township representatives that appeared were Belinda Vollmer of Surrey Township, Gary Granzotto of Eureka Township, Matt Schaefer and Mark Severson of Afton Township and Donny Malcomb of Shealy Township. Clarification provided by Dana Larsen that the zoning and building permit process remain with each Township that currently has their own Planning and Zoning. Ward County Planning and Zoning will solicit feedback from the Township regarding their recommendations and Township specific Ordinances' before plat is presented to the Ward County Commissioners for their ruling.

Procedures will be added to the Ward County Zoning Ordinance regarding working relationship with Townships that have their own Planning and Zoning Commission.

Public Hearing called to order by Commissioner Connole, to discuss approval of variance application, by Joseph M Christoff for the following described property:

Lot 10 Rostads Subdivision, Section 18-155-83, Harrison Township

The variance application is to seek relief from the elevation requirements of the County Floodplain Zoning Ordinance. Discussion identified property has never been inundated with flood water; there is limited lots open for new development in the area behind the uncertified dike and to maintain neighborhood aesthetics consideration should be granted. Closing of Public Hearing called by Commissioner Moen, seconded by Commissioner Livingston and moved by Commissioner Moen, seconded by Commissioner Kopp to approve variance application. Roll Call: Siebert, Fjeldahl, Kopp, Livingston, Allen, and Moen voted yes; Weppler abstained: motion carried.

County Planning and Zoning Administer Amber Turnquest appeared to present the 1st reading of the Ward County Zoning Ordinance. Purposed changes are to combine all Zoning Ordinance documentation, provide consistencies in terminology and clarification of what constitutes a Special Use Permit.

Motion to approve the 1st reading of the Ward County Zoning Ordinance by Commissioner Weppler, seconded by Commissioner Moen. Roll Call: Fjeldahl and Livingston voted no, and Allen, Kopp, Connole and Siebert voted yes: motion carried.

There being no further business, the meeting was adjourned by Commissioner Connole at 9:00PM.

Chairperson, Ward County Planning Commission

Attest:

Deputy Ward County Auditor, Secretary