

Minutes of the Ward County Planning Commission

April 18, 2013

The meeting was called to order at 7:00PM by Commissioner Connole. Present were Commissioners Fjeldahl, Kopp, Livingston, Allen, Fegley and Myre. 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 Fjeldahl and seconded by Commissioner Fegley to approve the minutes of the March 21, 2013 meeting. Motion carried.

Moved by Commissioner Fjeldahl, seconded by Commissioner Kopp to approve plat application contingent on an 18 inch culvert being used by Eugene C and Beverly B McDaniel for the following described property:

Plat of Outlots 5 & 6, SW 1/4 NE 1/4, SE 1/4 NE 1/4 and NW 1/4 SE 1/4, Section 29-154-82, Sundre Township

Application is for a 50.81 acre and 18.31 acre lot respectively. The Sundre Township Board recommended approval and the Water Board has not yet responded. Roll Call: All Voted yes; Motion carried.

Moved by Commissioner Kopp, seconded by Commissioner Fegley to approve plat application with contingency regarding access to the western property remaining open, by Chad Williams for the following described property:

Outlot 1 SE 1/4 SE 1/4, Section 6-154-84, Burt Township

The application is for 5 acre lot. The Water Board and the Burt Township Board have recommended approval. Roll Call: All voted yes; motion carried.

Moved by Commissioner Livingston, seconded by Commissioner Fegley to table plat application by Levi Kraft for the following described property:

Plat of Outlot 13, A portion of Outlot 5 SW 1/4 SE 1/4, Section 12-155-85, Des Lacs Township

The application is for 2 acre lot. The Des Lac Township Board and the Water Board have not yet responded. Roll Call: Commissioner Fjeldahl abstained from vote, Commissioners Livingston, Fegley, Connole, Kopp and Myre all voted yes; motion carried.

Moved by Commissioner Livingston, seconded by Commissioner Fegley to table plat application by Levi Kraft for the following described property:

Plat of Outlot 14, A Portion of Outlot 5 SW 1/4 SE 1/4, Section 12-155-85, Des Lacs

The application is for a 2.47 acre lot. The Des Lac Township Board and the Water Board have not yet responded. Roll Call: Commissioner Fjeldahl abstained from vote, Commissioners Livingston, Fegley, Connole, Kopp and Myre all voted yes; motion carried.

Moved by Commissioner Fjeldahl, seconded by Commissioner Livingston to approve plat application contingent on Water Board approval and recommendation by Robert LaGrone for the following described property:

Plat of Outlot 5 NW 1/4, Section 11-154-82, Sundre Township

The application is for 10 acre lot. The Sundre Township Board has recommended approval. The Water Board tabled action on this plat until a question regarding a potential Corp of Engineers easement is resolved. Roll Call: All voted yes; motion carried.

Moved by Commissioner Myre, seconded by Commissioner Fjeldahl to approve plat application contingent on Water Board and Surrey Township Board, by Scott Best for the following described property:

Plat of Outlot 3 in the NE 1/4 of the SE 1/4, Section 14-155-81, Surrey Township

The application is for 3.960 acre lot. Roll Call: All voted yes; motion carried.

Moved by Commissioner Myre, seconded by Commissioner Fegley to approve plat application by Ed Hawthorne for the following described property:

Creekwood 3rd Addition, SE 1/4 NW 1/4, Section 9-154-82, Sundre Township

The application is for 2 lot subdivision of 2.16 and 2.17 acres respectively, replatting a lot line. The Sundre Township Board and the Water Board have both recommended approval. Roll Call: All voted yes; motion carried.

Moved by Commissioner Fjeldahl, seconded by Commissioner Fegley to approve final plat application by Dakota Boy's Ranch contingent on sewer and water sources for the subdivision being identified for the following described property:

Cottonwood Hills Subdivision (Formerly Cottonwoods Addition) Portion of SESE Section 7-153-83 and SESE Section 8-153-83, Harrison Township

The application is for an 18 unit development intended to supply workforce housing to employees of the Dakota Boys Ranch. The Harrison Township Board has recommended the approval of the plat application contingent on the developer posting a bond for the roads. The Water Resource Board recommended approval on August 13, 2012.

The Planning Commission tabled the final plat approval at the August 9, 2012 meeting until such time as the plat was produced. Roll Call: All voted yes; motion carried.

Public Hearing called to order by Commissioner Connole, to discuss approval of special use permit application, by Basin Electric Power Cooperative for the following described property:

NW 1/4 NW 1/4 SW 1/4 of Section 18-156-86, Berthold Township

The special use permit application is to permit a material laydown yard that includes the storage of materials and placement of construction trailers for a temporary period ending November 30, 2013.

Closing of Public Hearing called by Commissioner Fjeldahl, seconded by Commissioner Livingston and moved by Commissioner Fegley, seconded by Commissioner Fjeldahl to approve special use permit application contingent on maintenance agreement between Basin Electric Power Cooperative and Berthold Township for 324th Street NW. Roll Call: All voted yes; motion carried.

County Planning and Zoning Administer Amber Turnquest appeared to present the 2nd reading of the Ward County Zoning Ordinance. Purposed changes are to combine all Zoning Ordinance documentation, provide consistencies in terminology and distinctions in allowed uses and zoning.

Motion by Commissioner Fjeldahl, seconded by Commissioner Livingston to table 2nd reading of the Ward County Zoning Ordinance with recommendations to scheduled special meeting with the public and provide map of current zones. Roll Call: All voted yes; motion carried.

There being no further business, the meeting was adjourned by Commissioner Connole at 10:00 PM.

Chairperson, Ward County Planning Commission

Attest:

Deputy Ward County Auditor, Secretary