

Minutes of the Ward County Planning Commission

July 18, 2013

The meeting was called to order at 7:00PM by Commissioner Connole. Present were Commissioners Connole, Fegley, Kopp, Livingston, Siebert, Fjeldahl, Moen, 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.

Moved by Commissioner Moen, seconded by Commissioner Myre to approve the Planning Commission minutes from the June 20, 2013, meeting. Roll Call: All Voted yes; Motion carried.

Moved by Commissioner Moen, seconded by Commissioner Siebert to approve plat application by Jason Vollmer for the following described property:

Outlot 6 Being Outlot 4 and a Portion of NW 1/4 NE 1/4, Section 31-155-81, Surrey Township

Application is for a 4.97 acre lot, the applicant is looking to increase the size of his property. Roll Call: All Voted yes; Motion carried.

Moved by Commissioner Siebert, seconded by Commissioner Moen to approve plat application by Duane A. Nelson for the following described property:

Outlot 7 of NW 1/4 NE 1/4 and NE 1/4 NE 1/4, Section 31-155-81, Surrey Township

The application is for a 3.8 acre lot the applicant intends to purchase. Roll Call: All voted yes; motion carried.

Moved by Commissioner Kopp, seconded by Commissioner Moen to approve plat application by Robert Barfield Jr. contingent and a letter being drafted and signed by the owner acknowledging that this is an unbuildable lot that is to be filed with the plat, for the following described property:

Sublot "A" of Outlot 1, Section 27-154-84, Burt Township

The application is for 1.69 acre parcel. This is an unbuildable lot, which the applicant has acknowledged. Roll Call: All voted yes; motion carried.

Moved by Commissioner Moen, seconded by Commissioner Siebert to approve plat application by Donald Osadchy contingent on Highway Engineer Dana Larsen's further review and recommendations, for the following described property:

Outlot 1 of SW 1/4 SE 1/4, Section 6-151-83, Rushville Township

The application is for 7.59 acre lot, the applicant is looking to put a modular home on the property as his current home has been flooded. Roll Call: All voted yes; motion carried.

Moved by Commissioner Moen, seconded by Commissioner Fjeldahl to approve plat application by Stephan and Shelby Loran contingent on Foxholm Township recommendations, for the following described property:

Outlot 12 Being all of Outlots 3,9,10,11 and an unplatted Parcel Lying in the SW 1/4 SW 1/4, Section 32-156-85, Foxholm Township

The application is for 0.83 acre lot. The applicants are combining multiple lots. Roll Call: Commissioner Fegley voted no; Commissioners Connole, Siebert, Fjeldahl, Kopp, Livingston, Moen and Myre all voted yes; motion carried.

Public Hearing called to order by Commissioner Connole at 7:40PM, to discuss approval of variance application by Stephan and Shelby Loran for the following described property:

Outlot 12 Being all of Outlots 3,9,10, 11 and an unplatted Parcel Lying in the SW 1/4 SW 1/4, Section 32-156-85, Foxholm Township

The variance application is to seek relief from the set-back requirements and place a home 90 feet from the centerline of the County Road.

Public Hearing called to close by Commissioner Moen, seconded by Commissioner Myre. Moved by Commissioner Moen, seconded by Commissioner Fjeldahl, to approve variance application contingent on Foxholm Township and First District Health Unit approval and recommendations. Roll Call: Commissioners Siebert and Fegley voted no; Commissioners Connole, Fjeldahl, Kopp, Livingston, Moen and Myre voted yes; motion carried.

Public Hearing called to order by Commissioner Connole at 8:05PM to discuss proposed changes to the Ward County Zoning Ordinance and Zoning Map. Planning and Zoning Administer Amber Turnquest and County Engineer Dana Larsen appeared to present changes and updates.

Public Hearing called to close by Commissioner Myre, seconded by Commissioner Siebert. Motion made by Commissioner Siebert, seconded by Commissioner Moen to have Ag, RA, R1 and R2 separately identified on the Zoning Map and with further wording changes to the Ag land usages in the Zoning Ordinance document. Motion made by Commissioner Myre, seconded by Commissioner Kopp to identify parcels of 40 plus acres as Ag Zone, 7.50 to 39.99 acres zoned as RA, 2 – 7.49 acres be zoned at R1, and land owner notification and public hearing requirement to surrounding parcels of those zone changes impacting current land usages and zoning. Roll Call: all voted yes; motion carried. Motion made by Commissioner Fjeldahl, seconded by Commissioner Livingston to add wording to the Section 24.10.01 of the Zone Ordinance of “Ward County must purchase at no more than fair market value the portion of land required to meet the 75 foot right away on County and Township Roads from land owners with the existing 33 feet right-of-way.” Roll Call: Ayes 4, Nays 3; motion carried. Motion made by Commissioner Myre, seconded by Commissioner Kopp to adopt 1st reading of the Ward County Zoning Ordinance. Roll Call Commissioners Connole, Siebert, Fegley, Fjeldahl, Kopp, and Myre voted yes; Commissioner Livingston voted no; motion carried.

There being no further business, the meeting was adjourned by Commissioner Connole at 10:53 PM.

Chairperson, Ward County Planning Commission

Attest:

Deputy Ward County Auditor, Secretary