

**Minutes of the Ward County Planning Commission**  
August 12, 2013

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

Moved by Commissioner Siebert, seconded by Commissioner Fegley to approve the Planning Commission minutes from the July 18, 2013, meeting. Roll Call: All Voted yes; Motion carried.

Moved by Commissioner Weppler, seconded by Commissioner Fjeldahl to approve plat application by Paul Albertson for the following described property:

Outlot 1 of SE  $\frac{1}{4}$  SE  $\frac{1}{4}$ , Section 20-154-83, Afton Township

Application is for a 5 acre lot, the applicant intends to give to his daughter. The Afton Township Board has recommended approval. Roll Call: All Voted yes; Motion carried.

Moved by Commissioner Weppler, seconded by Commissioner Kopp to approve plat application by Pete Siguardson for the following described property:

Outlot 10 being all of Outlots 6, 7, and 8 NW  $\frac{1}{4}$ , Section 8-153-81,  
Sawyer Township

The application is for 27.80 acre lot, the applicant is looking to purchase the property. The Sawyer Township Board has recommended approval. Roll Call: All voted yes; motion carried.

Moved by Commissioner Weppler, seconded by Commissioner Siebert to approve plat application by Russell Gohl, contingent on Waterford Township recommendation, for the following described property:

Outlot 7 of SW  $\frac{1}{4}$  SW  $\frac{1}{4}$  Less the East 450 Feet, Section 12-157-83,  
Waterford Township

The application is for 25.22 acre lot. This applicant intends to purchase the property. Roll Call: All voted yes; motion carried.

Moved by Commissioner Weppler, seconded by Commissioner Fjeldahl to table the plat application by Curt and Michelle Saari for the following described property:

Outlot 39 Being a Portion of Outlot 5 of SE  $\frac{1}{4}$  NE  $\frac{1}{4}$ , Section 14-154-82,  
Sundre Township

Outlot 40 Being a Portion of Outlot 5 of SE  $\frac{1}{4}$  NE  $\frac{1}{4}$ , Section 14-154-82,  
Sundre Township

The application is for a 2.71 acre lot and 3.16 acre lot respectively. The Sundre Township Board has recommended approval contingent on the approach having an 18 inch steel culvert with flair ends and any house would need to be built to County Specifications. Roll Call: All voted yes; motion carried.

Moved by Commissioner Weppler, seconded by Commissioner Livingston to approve plat application by Kathleen Solberg for the following described property:

Outlot 2 of SE 1/4 SE 1/4, Section 8-156-82, McKinley Township

The application is for a 6.29 acre lot. The McKinley Township board has not yet responded. The owner is selling the rest of the quarter, the outlot would have grain bins which they plan to retain. Roll Call: All voted yes; motion carried.

Moved by Commissioner Fjeldahl, seconded by Commissioner Siebert to approve plat application by Micky Anderson for the following described property:

Outlots 3, 4 and 5 of NW 1/4, Section 8-156-82, McKinley Township

The application is for a 10 acre lot. The McKinley Township board has not yet responded. The owner is selling the rest of the quarter, including this outlot, the land is being outlotted for mortgage purposes. Roll Call: All voted yes; motion carried.

Moved by Fjeldahl, seconded by Commissioner Weppler to approve plat application by Joel Fiest for the following described property:

Jeffery's First Addition, Being Outlot 2, Section 24-156-83, Eureka Township

The application is for three lot subdivision ranging in size between 4.130-5 acres. The Eureka Township Board has not yet responded. Roll Call: All voted yes; motion carried.

Public Hearing called to order by Commissioner Connole at 7:43 PM, to discuss approval of variance application by Real Mercier for the following described property:

Lots 7 & 8, Block 1, Rice Lake Park, Section 10-152-85, Rice Lake Township

The variance application is seeking relief from the setback requirements in order to reduce the risk of flooding as they rebuild their home.

Public Hearing called to close by Commissioner Fjeldahl, seconded by Commissioner Siebert. Moved by Commissioner Fegley, seconded by Commissioner Connole, to table variance application contingent on review of plat map to see what the current road restrictions would allow. Roll Call: All voted yes; motion carried.

Planning and Zoning Administer Amber Turnquest and County Engineer Dana Larsen appeared to present changes and updates to the Ward County Zoning Ordinance.

Moved by Commissioner Myre, seconded by Commissioner Wepler to approve changes to Resolution 6 regarding R2, R3 clarifications, and to remove 'rooming, lodging, or boardinghouse' as an unallowable use in Article R-3 but making these allowable uses in C-2 zone. Also, remove C-1 from the Rural Zone in Resolution 2 and adopt in Resolution 6 the 'Enforcement and Penalties and Fee Schedule' to the existing Ward County Zoning Ordinance.

A motion to amend by Commissioner Fjeldahl, seconded by Commissioner Livingston to add to Section 24-10-1 the following wording 'Plats proposed adjacent to existing public right of ways and roads shall allow and dedicate to the public for public use sufficient right of way to meet with these requirements. Property dedicated for such purpose shall be right of way of the political subdivision which maintains the right of way. Compensation for such right of way beyond North Dakota Century Code required right of way will be compensated at current use value by the political subdivision maintaining such right of way'. Roll Call on Amended motion; all voted No except Commissioners Fjeldahl and Livingston who voted yes. Motion Failed.

Roll Call on original motion: all voted yes except Commissioner Livingston who voted no. Motion carried.

Moved by Commission Fjeldahl, seconded by Commissioner Kopp to add to Section 24-10-1 of the existing Ward County Zoning Ordinance the following 'Plats proposed adjacent to existing public right of ways and roads shall allow and dedicate to the public for public use sufficient right of way to meet with these requirements. Property dedicated for such purpose shall be right of way of the political subdivision which maintains the right of way. Compensation for such right of way beyond North Dakota Century Code required right of way will be compensated at current use value by the political subdivision maintaining such right of way'. Roll Call: all Commissioners voted yes except Commissioners Myre and Siebert who voted no. Motion carried.

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

---

Chairperson, Ward County Planning Commission

Attest:

---

Deputy Ward County Auditor, Secretary