

Minutes of the Ward County Planning Commission
September 19, 2013

The meeting was called to order at 7:00PM by Secretary Lora Johnson. Call for temporary Chairman. Commissioner Moen nominated Commissioner Fjeldahl. Roll Call: All Voted yes; Motion carried. Present were Commissioners Fegley, Kopp, Livingston, Fjeldahl, Weppler and Moen. Also present were County Highway Engineer, Dana Larsen; County Planning and Zoning Administrator, Amber Turnquest; Ward County State's Attorney, Roza Larson; and Lora Johnson, Secretary.

Moved by Commissioner Weppler, seconded by Commissioner Moen to approve the Planning Commission minutes from the August 15, 2013, meeting. Roll Call: All Voted yes; Motion carried.

Moved by Commissioner Weppler, seconded by Commissioner Moen to approve plat application by Patrick Davy for the following described property:

Outlot 10 Being Outlot 1 and a Portion of the NE 1/4 NE 1/4, Section 13-155-85, Des Lacs Township

Application is for a 16.71 acre lot. The Des Lacs Township Board has recommended approval. Ward County Water Resource Board had no objection to the plat, but recommended that a SWMP be required if the property is developed, subdivided, or if application is made for a building permit. Roll call: all voted yes; motion carried.

Moved by Commissioner Moen, seconded by Commissioner Weppler to table plat application by Norm Sollid on behalf of Lyder Nord for the following described property:

Outlot 41 of NW 1/4 NE 1/4, Section 14-154-82, Sundre Township

The application is for a 2.14 acre lot. The plat map does not indicate the floodplain required and this must be completed and resubmitted, the Sundre Township has not yet responded to a request for recommendation. Roll call: All voted yes; motion carried.

Moved by Commissioner Weppler, seconded by Commissioner Moen to approve plat application as verified verbally during meeting that McKinley Township has provided approval, by SRT Communications, Inc. for the following described property:

Outlot 9 of NE 1/4 SE 1/4, Section 32-156-82, McKinley Township

The application is for a .861 acre lot. The applicant intends to install a communication tower on the property. Roll call: All voted yes; motion carried.

Moved by Commissioner Weppler, seconded by Commissioner Moen to approve plat application contingent on Eureka Township approval by SRT Communications, Inc. for the following described property:

Outlot 9 of NW 1/4 NW 1/4, Section 33-156-83, Eureka Township

The application is for a .689 acre lot. The applicant intends to install a communication tower on the property. Roll call: all voted yes; motion carried.

Moved by Commissioner Weppler, seconded by Commissioner Moen to approve plat application by Curt & Michelle Saari for the following described property:

Outlot 39 Being a Portion of Outlot 5 of SE 1/4 NE 1/4, Section 14-154-82, Sundre Township

Outlot 40 Being a Portion of Outlot 5 of SE 1/4 NE 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. The plat was corrected to show the floodplain and First District Health Unit has reviewed the plat and no issues were identified. Roll Call: All voted yes; motion carried.

Moved by Commissioner Weppler, seconded by Commissioner Moen to approve plat application contingent on Gasman Township approval by Dennis Lozensky for the following described property:

Outlots 2 of E 1/2 NE 1/4, Section 2-152-83, Gasman Township

The application is for a 18.86 acre lot. Roll Call: All voted yes; motion carried.

Moved by Commissioner Weppler, seconded by Commissioner Moen to approve plat application contingent on Eureka Township Board approval and zoning issues being resolved, 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: Commissioner Weppler, Moen and Fjeldahl voted yes; Commissioner Fegley, Kopp and Livingston voted no; motion failed.

Public Hearing called to order by Commissioner Fjeldahl at 7:40 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 Moen, seconded by Commissioner Weppler. Moved by Commissioner Moen, seconded by Commissioner Weppler, to approve the variance application based on diagram proved by Real Mercier. Option approved by Commissioners was to allow the east side of the house to sit 42 feet from centerline; 9 feet from ROW and the west side of the house to sit 38 feet

from centerline; 5 feet from ROW, allowing the house to be built outside of the potential flood zone.
Roll Call: All voted yes; motion carried.

Moved by Commissioner Wepler, seconded by Commissioner Moen to approve Schedule A- Ward County Permit and Zoning Fees. Roll Call: All Voted yes; motion carried.

Moved by Commissioner Wepler, seconded by Commissioner Moen to approve Schedule B- Zoning Violation Fines and Article 26- "Enforcement and Penalties". Roll Call: All Voted yes; motion carried.

There being no further business, the meeting was adjourned by Commissioner Fjeldahl at 8:40 PM.

Chairperson, Ward County Planning Commission

Attest:

Deputy Ward County Auditor, Secretary