

Minutes of the Ward County Planning Commission

May 21, 2020

The meeting of the Ward County Planning Commission was called to order at 7:00 PM. by Chairman Pitner with Commissioners Heller, Hanson, Livingston, Walter and Wolsky present. Also present were Planning & Zoning Administrator Doug Diedrichsen, Highway Engineer Dana Larsen, State's Attorney Roza Larson and Secretary Tiffany Grosche.

Moved by Comm. Hanson, seconded by Comm. Wolsky to approve the Planning and Zoning Commission meeting minutes from April 16, 2020. Roll call; all voted yes; motion carried.

Moved by Comm. Walter, seconded by Comm. Livingston to open the public hearing at 7:04 PM regarding an application for a variance for the following described property: lying in outlot 4 of SW4 SW4 less ROW S31-157-82. Roll call; all voted yes; motion carried.

Karma Convenience Store/Pinks Properties, LLC is requesting a Variance for a relief from the right of way along County Road 8 south of the property. The applicant is requesting to build a canopy over fuel pumps to be installed on the property. The corner of the canopy would extend to roughly 50 ft. from the centerline (or 10 ft. from the edge of the right of way). Tatman Township has vacated the right of way for 1st St. NW on the west side of the property to accommodate the project.

Moved by Comm. Wolsky, seconded by Comm. Hanson to close the public hearing at 7:13 PM. Roll call; all voted yes; motion carried.

Moved by Comm. Wolsky, seconded by Comm. Livingston to approve the variance including all Highway Department and staff recommendations based on the unreasonable hardship do to the irregular shape of the parcel. Roll call; all voted yes; motion carried.

A second reading was held regarding application for a Plat Subdivision from Ward County for the following described property: Lying in Section 2, T152N, R85W. ROW Adjustments adjacent to County Road 13 along Rice Lake's east side and 5 new lots from the County owned land north of the Lake and adjustment to park plat on northeast corner of lake in section 2 of 152-85.

Moved by Comm. Wolsky, seconded by Comm. Hanson to approve the Plat Subdivision based on Staff, Township and Ward Board recommendations. Roll call; all voted yes; motion carried.

The discussion continued with a second reading of a Plat Subdivision from Bob Prichett for the following described property: Nessons Plat of Rice Lake re-plat lots 1,2,3,4,5 and 6 lying in Section 10 and 11 of 15-85, R85W.

The applicant is proposing to parcel out six (6) proposed lots. Outlot 1 is 1.072 acres, Outlot 2 is 0.510 acres, Outlot 3 is 0.505 acres, Outlot 4 is 0.502 acres, Outlot 5 is 0.437 acres and Outlot 6 is 0.785 acres. The proposed outlots meet the zoning requirements in Zone District #2 adjacent to Rice Lake.

Moved by Comm. Walter, seconded Comm. Wolsky to approve the Plat Subdivision based on Staff, Township and Ward Board recommendations. Roll call; all voted yes; motion carried.

The next item for consideration was a plat application for the following described property: proposed outlet 3 and 4 lying in the SW4 SW4 36-154-83. Thomas Erie is proposing to parcel out two lots. Out lot 3 in 2.28 acres, and outlet 4 is 7.72 acres. Both outlet are for future residential purposes.

Moved by Comm. Wolsky, seconded by Comm. Walter to approve the plat application based on Staff, Township and Ward Board recommendations. Roll call; all voted yes; motion carried.

Burke Divide Electric Cooperative submitted an application for a plat for the following described property: proposed outlet 1 lying in the SE4 SE4 31-160-87.

The applicant is proposing to parcel outlet 1 is 4.85 acres. This outlet is for a future electric supply infrastructure purpose. The proposed outlet is greater than the 2.00-acre minimum. The proposed outlet meets the zoning requirements in Zone District #2 (Page 34, Article 6, Section 2, subsection I).

Moved by Comm. Hanson, seconded by Comm. Wolsky to approve the plat application based on Staff, Township and Ward Board recommendations. Roll call; all voted yes; motion carried.

The next item for discussion is a plat application from Brandon Turnbow for the following described property: proposed outlet 1 E2 E2 NE4 LS Hwy 19-155-86.

The applicant is proposing to parcel out Outlet 1 which is 2.00 acres. The outlet is for future residential purposes. The proposed outlet is greater than the 2.00-acre minimum. The proposed outlet meets the zoning requirements in Mandan Township.

Moved by Comm. Walter, seconded by Comm. Wolsky to approve the plat application based on Staff, Township and Ward Board recommendations. Roll call; all voted yes; motion carried.

The final item is a plat application for the following described property: proposed outlet 1 SE4 9-155-86 from Mark Knudsvig.

The applicant is proposing to parcel out Outlet 1 which is 3.09 acres. The outlet is for future residential purposes. The proposed outlet is greater than the 2.00-acre minimum. The proposed outlet meets the zoning requirements in Mandan Township.

Moved by Comm. Hanson, seconded by Comm. Wolsky to approve the plat application based on Staff, Township and Ward Board recommendations. Roll call; all voted yes; motion carried.

Planning & Zoning Administrator Doug Diedrichsen gave a short update on County Ordinance rewrite project.

There being no further business, the meeting was adjourned by Chairman Pitner at 7:51 PM.

Chairperson, Ward County Planning Commission

Attest:

Ward County Auditor, Secretary