

## Minutes of the Ward County Planning Commission

August 20, 2020

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

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

### 1. Knutson Variance

Application for a variance for the following described properties:

Proposed Sublot F of Outlot 4; 13-154-82.

The applicant is requesting relief of right of way dedication on a new outlot plat. A previous variance for relief of setback was issued in November 2015. The current home is 54.5 feet from the road centerline and right of way dedication would go out to 66' from centerline.

Moved by Comm. Hanson, seconded by Comm. Walter to open the public hearing regarding Knutson variance application at 7:02 PM. Roll call; all voted yes; motion carried.

Property owner Robert Knutson appeared to answer questions from the Commission. Mr. Diedrichsen and Mr. Larsen read a few statements from area residents against the variance application. Mr. Larsen also stated the concerns the Highway Department staff has regarding the approach to this property not meeting County ordinance. The property's driveway need to be narrowed to 24 feet, grass planted and gravel added to reestablish the approach to follow the County ordinance.

Moved by Comm. Walter, seconded by Comm. Hanson to close the public hearing at 7:22 PM. Roll call; all voted yes; motion carried.

Moved by Comm. Hanson, seconded by Comm. Livingston to approve the variance application for Knutson based on findings of fact and staff recommendations, with Highway Department guidelines within the 33 feet right of way being met prior to the plat being recorded. Roll call; all voted yes; motion carried.

### 1. Penny Knutson

Application for a plat for the following described property:

Proposed Sublot F of Outlot 4 13-154-82.

The applicant is proposing to parcel Sublot F; 2.08 acres. This Sublot is for future residential purposes. Ward County zoning applies with Sunde Township recommending approval. The proposed Sublot meets the zoning requirements in Ward Counties R1 district.

Moved by Comm. Walter, seconded by Comm. Fjeldahl to approve the plat application for Penny Knutson based on findings of fact and staff recommendations, conditional on final approval of the variance from County Commission. Roll call; all voted yes; motion carried.

2. Susan Thomas

Application for a plat for the following described property:

Outlot 8 NE4NW4 33-154-82.

The applicant is proposing to parcel Outlot 8; 6.44 acres. This outlot is for future residential purposes. Ward County zoning applies with Sundre Township recommending approval. The proposed outlot meets the zoning requirements in Ward Counties A1 district.

Moved by Comm. Walter, seconded by Comm. Hanson to approve the plat application for Susan Thomas based on findings of fact and staff recommendations. Roll call; all voted yes; motion carried.

3. Jesse Starr

Application for a plat for the following described property:

Proposed Outlots 11 & 12 lying in the NE4SE4 32-156-82.

The applicant is proposing to parcel out two (2) Outlots. Outlot 11 is 21.91 acres and Outlot 12 is 4.22 acres. Both outlots are for future residential purposes. Ward County zoning applies with McKinley Township recommending approval. The proposed outlots meet the zoning requirements in Ward Counties Rural district (Article 6, Section 1).

Moved by Comm. Evans, seconded by Comm. Podrygula to approve the plat application for Jesse Starr based on findings of fact and staff recommendations. Roll call; all voted yes; motion carried.

4. Jana Fjeldahl

Application for a plat for the following described property:

Proposed Outlots 1 & 2 lying in the SE4NE4 and the NW4NE4 12-153-87.

The applicant is proposing to parcel out two (2) Outlots. Outlot 1 is 10.00 acres and Outlot 2 is 11.85 acres. Both outlots are for future residential purposes. Ward County zoning applies with Lund Township recommending approval. The proposed outlots meet the zoning requirements in Ward Counties Rural district (Article 6, Section 1).

Moved by Comm. Evans, seconded by Comm. Walter to approve the plat application for Jana Fjeldahl based on findings of fact and staff recommendations. Roll call; all voted yes; motion carried.

5. Ward County Water Resource Board

Application for a plat for the following described property:

Proposed Outlots 1 Sec 21, 1 Sec 22, 2 & 16 lying in the NE4NE4 21-154-83, NW4NW4 22-154-83, SE4SE4 16-154-83, SW4SW4 15-154-83.

The applicant is proposing to parcel out four (4) Outlots. Outlot 1 sec 21 is 2.10 acres and Outlot 1 sec 22 is 1.61 acres; Outlot 2 is 1.54 acres and Outlot 16 is 1.55 acres. All outlots are for future right of way purposes. Ward County zoning applies with township recommending approval. Variances were issued by Ward County for the 3 outlots smaller than 2 acres and Afton Township variances have been issued for all four lots because they are smaller than the townships 5-acre minimum.

Moved by Comm. Hanson, seconded by Comm. Walter to approve the four plat applications for Ward County Water Resource Board based on findings of fact and staff recommendations. Roll call; all voted yes; motion carried.

Mr. Diedrichsen informed the Commission a timeline has been established for the rewriting of County ordinances. County Consultant Joel Quanbeck from KLJ has been informed of this timeline.

There being no further business, the meeting was adjourned at 7:56 PM.

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Chairperson, Ward County Planning Commission

Attest:

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Ward County Auditor, Secretary