

Minutes of the Ward County Planning Commission

October 15, 2020

The meeting of the Ward County Planning Commission was called to order at 6:14 PM. by Chairman Koop with Commissioners Evan, Fjeldahl, Hanson, Heller, Livingston, Podrygula and Walter present. Also present were Planning & Zoning Administrator Doug Diedrichsen, Roza Larson and Secretary Tiffany Grosche.

Moved by Comm. Hanson, seconded by Comm. Heller to approve the Planning and Zoning Commission meeting minutes from September 17, 2020. Roll call; all voted yes; motion carried.

1. Tina Newburg

Application for a Plat for the following described property:

Proposed Outlot 14 NW4 8-153-81

The applicant is proposing to parcel Outlot 14 a 2.00-acre parcel. This outlot is for future residential purposes. Ward County zoning applies with no recommendation received from Sawyer Township. The proposed outlot meets zoning requirements for Ward County.

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

2. Robert Barfield

Application for a Plat for the following described property:

Proposed Outlot 3 being all of Sublot A of Outlot 1 and portion of Outlot 1
Lying in the SW4 27-154-84

The applicant is proposing to parcel Outlot 3 a 3.00-acre parcel. This outlot is for future commercial use. Burt Township zoning applies with ongoing communication from the township. The proposed outlot meets the minimum lot size zoning requirements in Burt Township.

Shannon Hanson, Chairman of Burt Township addresses the board with the township's recommendation of denial due to the property not being in commercial zoning district.

Move by Comm. Walter, seconded by Comm. Fjeldahl to deny the plat application for Robert Barfield based on Burt Township's recommendation. Roll call; all voted yes; motion carried.

3. Shawn & Ashley Bailey

Application for a Plat for the following described property:

Proposed Outlot 4 & 5 Being all of Outlot 2 Lying in the SW4SE4 10-152-83

The applicant is proposing to parcel Outlot 4 an 8.36-acre parcel and Outlot 5 a 17.18- acre parcel. These outlots are for future residential purposes. Gasman Township zoning applies with the township is recommending approval. The proposed outlot meets the zoning requirements in Gasman Township.

Moved by Comm. Evans, seconded by Comm. Walter to approve the plat application for Shawn and Ashley Bailey based on finding of facts and staff recommendations. Roll call; all voted yes; motion carried.

4. Lowell Haugeberg

Application for a Plat for the following described property:

Proposed Outlot 4 SW4SW4 23-152-83

The applicant is proposing to parcel Outlot 4 a 29.64-acre parcel. This outlot is for future residential purposes. Gasman Township zoning applies with the township recommending approval. The proposed outlot meets the zoning requirements in Gasman Township.

Moved by Comm. Fjeldahl, seconded by Comm. Evans to approve the plat application for Lowell Haugeberg base on finding of facts and staff recommendations. Roll call; all voted yes; motion carried.

County consultant Joel Quanbeck from KLJ appeared to review and discuss the Ward County Zoning Ordinance draft. Mr. Quanbeck reviewed the purpose and intent statement of each of the 13 zoning district and continued with reviewing word definitions. The Commission asked Mr. Quanbeck questions and made several recommendations.

Comm. Hanson left the meeting at 9:00 PM.

There being no further business, the meeting was adjourned at 9:11 PM.

Chairperson, Ward County Planning Commission

Attest:

Ward County Auditor, Secretary