

Minutes of the Ward County Planning Commission

December 17, 2020

The meeting of the Ward County Planning Commission was called to order at 6:00 PM by Chairman Koop with Commissioners Evan, Hanson, Heller, Schumaker, Livingston and Anderson 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 on November 17, 2020 and Special meeting minutes on October 29, 2020 Roll call; all voted yes; motion carried.

Comm. Podrygula arrived at 6:06 PM and Comm. Fjeldahl arrived at 6:09 PM.

1. William Bender

Application for a Plat for the following described property: Proposed Outlots 38 and 39.

The applicant is proposing to parcel Outlots 38 and 39. Outlot 38 is 0.76 acres and outlot 39 is 2.02 acres. These outlots are for future residential purposes. Ward County zoning applies with New Prairie Township recommending approval. Proposed Outlot 38 does not meet minimum zoning requirements for Ward County but an existing variance for the property does meet ordinances. Proposed outlot 39 does meet the minimum zoning requirements for Ward County.

Moved by Comm. Hanson, seconded by Comm. Heller to approve the plat application for William Bender with current variance to stay with the property and to include Water Board usual recommendations. Roll call; all voted yes; motion carried.

2. Troy Kubas

Application for a Plat for the following described property:

Proposed Outlots 2 and 3 being Lots 35, 36 and the E2 of Lot 37, North Shore Addition to Rice Lake 3-152-85.

The applicant is proposing to parcel Outlots 2 and 3. Outlot 2 is 0.32 acres and outlot 3 is 0.32 acres. These outlots are for future residential purposes. Ward County zoning applies with Rice Lake Township recommending approval. The proposed outlots are in the Rice Lake Recreational District with established access to sewer and water services and meet the square footage requirements for the Recreational district. The proposed outlots do not meet the minimum zoning requirements in Ward County Township rural district.

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

3. Robert Olson

Application for a Plat for the following described property:

Proposed Outlot 14 being all of Outlot 1 lying in the SW4NW4 25-156-84.

The applicant is proposing to parcel Outlot 14 and the proposed outlot is 6.91 acres. The outlot is for future residential purposes. Ward County zoning applies with Kirkelie Township recommending approval. The proposed outlot meets minimum zoning requirements for Ward County.

Moved by Comm. Heller, seconded by Comm. Fjeldahl to approve the plat application for Robert Olson based on findings of face and staff recommendations. Roll call; all voted yes; motion carried.

4. Cordell Poleschook

Application for a Plat for the following described property:

Proposed Outlot 1 Lying in the SW4SW4 and SE4SW4 12-151-83.

The applicant is proposing to parcel Outlot 1 and the proposed outlot is 36.85 acres. The outlot is for future residential purposes. Ward County zoning applies with Rushville Township being unincorporated and falling under the Ward County Board of Commissioners authority. Ward County Board of Commission recommends approval of the plat. The proposed outlot meets minimum zoning requirements for Ward County.

Moved by Comm. Heller, seconded by Comm. Hanson to approve the plat application for Cordell Poleschook based on findings of face and staff recommendations. Roll call; all voted yes; motion carried.

5. Todd and Deanna Tranby

Application for a Plat for the following described property:

Proposed Outlot 1 lying in the SW4NW4 22-154-85.

The applicant is proposing to parcel Outlot 1 and the proposed outlot is 9.57 acres. The outlot is for future residential purposes. Ward County zoning applies with Rolling Green Township recommending approval. The proposed Outlot meets minimum zoning requirements for Ward County.

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

6. Logan Gunderson

Application for a Plat for the following described property:

Proposed Outlot 2 Lying in the NE4NE4 8-154-86.

The applicant is proposing to parcel Outlot 2 and the proposed outlot is 3.5 acres. The outlot is for future residential purposes. Tolgen Township zoning applies with the township recommending approval. The proposed outlot meets minimum acreage requirements for Tolgen Township (3 Acres Minimum) and minimum zoning requirements for Ward County.

Moved by Comm. Fjeldahl, seconded by Comm. Heller to approve the plat application for Logan Gunderson based on findings of face and staff recommendations. Roll call; all voted yes, except Comm. Livingston who voted no; motion carried.

Planning and Zoning Administrator presented the updated draft to the Administration and Enforcement section of the County Ordinance rewrite. Comm. Livingston stated he would like to table the ordinance rewrite discussion until the Commission has a final draft they can review. The Commission had a discussion regarding this and decided to review the Administration and Enforcement section of the County Ordinance rewrite. The Commission reviewed the changes made to the draft and gave additional recommendations.

The Commission continued with a discussion regarding how to progress with the rewriting and approval of the County Ordinance rewrites. The Commission decided to give Joel Quanbeck a January 12th, 2020 deadline to have a completed final draft to staff for review. This deadline would give staff time to review the draft and forward it to the Commission for their review prior to the January 21, 2021 meeting.

Moved by Comm. Evans, seconded by Comm. Podrygula moved to begin the January 21, 2021 Planning and Zoning Commission meeting at 6:00 PM. All voted yes; motion carried.

Moved by Comm. Fjeldahl, seconded by Comm. Evans to receive and file the following correspondence: SRF Consulting- Intersection Improvements US 2 and WBI Energy- pipeline HCA letter. Roll call all voted yes; motion carried.

There being no further business, the meeting was adjourned at 7:39 PM.

Chairperson, Ward County Planning Commission

Attest:

Ward County Auditor, Secretary