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DATE: February 11, 2021
TO: Ward County Planning Commission
FROM: Doug Diedrichsen, County Planning/ Zoning Administrator
SUBJECT: Regular Meeting 6:00PM, February 18, 2021, Room 108, Ward County Administration Building

AGENDA

- A. Call to order, roll call and determination of quorum.
- B. Review and approval of the minutes from January 21, 2021 regular meeting, and February 4th, 2021 Special Meeting
- C. Public Hearings
 - 1. Shane Soltis

Application for a **Variance** for the following described property:

118 Rice Lake Road S. Douglas, ND 58735,
NESSON'S PLAT LOT 18 & W70' OF OLT 1 OF LOT 5 S10-152-85
RICE LAKE

The applicant is requesting variance for the side yard setback off the east property line for a garage to be constructed on to the property. The owner is requesting to build 7 ft. from the property line with a 13 ft. setback requirement. This would be 6 ft. of setback relief.

- D. Regular Agenda
 - 1. Ryan's 2nd Subdivision to Rice Lake (1st Reading Prelim Plat)

Application for a **Subdivision Plat** for the following described property:

Proposed Lot 1 Ryan's 2nd Subdivision to Rice Lake

The applicant is proposing to parcel a single subdivision lot. Proposed lot 1 is 2.09 acres. Ward County zoning applies with Rice Lake township recommending approval. The proposed lot meets the minimum zoning requirements for Ward County.

2. St. Anthony's Cemetery (Subdivision Prelim Plat 1st Reading)

Application for a **Subdivision Plat** for the following described property:

Proposed Lot 1 of the Replat of St. Anthony's Cemetery

The applicant is proposing a single subdivision lot. Lot 1 is 2.25 acres. This lot is an existing cemetery that requires a boundary adjustment. Carbondale Township zoning applies with the township recommending approval. The proposed lot meets minimum zoning requirements for Carbondale Township and Ward County.

3. Dakota Valley Addition (2nd Reading Final Plat)

Application for a **Subdivision Plat** for the following described property:

Proposed Dakota Valley Addition 15-156-81

The applicant is proposing to parcel five lots. Proposed lot 1 is 32.54 acres, proposed lot 2 is 8.66 acres, proposed lot 3 is 9.07 acres, proposed lot 4 is 18.70 acres, proposed lot 5 is 81.12 acres. Ward County zoning applies with the township recommending approval. The proposed lots meet the minimum zoning requirements for Ward County.

4. Robin Novak

Application for a **Plat** for the following described property:

Proposed Outlot 5 Lying in Gov't Lot 6 6-153-83

The applicant is proposing to parcel Outlot 1, the proposed outlot is 10.00 acres. This outlot is for future residential purposes. Freedom Township zoning applies with the township recommendation pending. The proposed outlot meets minimum zoning requirements for Freedom Township and Ward County.

5. Tyler Mickelson

Application for a **Plat** for the following described property:

Proposed Outlot 1 SE4SE4 15-157-82

The applicant is proposing to parcel Outlot 1, the proposed outlot is 6.71 acres. This outlot is for future residential purposes. Ward County zoning applies with the township recommending approval. The proposed outlot meets minimum zoning requirements for Ward County.

6. Sandra Grebin

Application for a **Plat** for the following described property:

Proposed Outlot 1 Lying in Unplatted Portion of the NE4 15-151-82

The applicant is proposing to parcel Outlot 1, the proposed outlot is 38.36 acres. This outlot is for future residential purposes. Ward County zoning applies with the township recommending approval. The proposed outlot meets minimum zoning requirements for Ward County.

7. Joni Haner

Application for a **Plat** for the following described property:

Proposed Outlot 3 Being all of Outlot 2 and a portion of Gov't Lot 2

The applicant is proposing to parcel Outlot 3, the proposed outlot is 8.12 acres. This outlot is for future residential purposes. Gasman Township zoning applies with the township recommending approval. The proposed outlot meets minimum zoning requirements for Gasman Township and Ward County.

8. Craig Cole

Application for a **Plat** for the following described property:

Proposed Outlot 1 Lying in N2NW4NW4 (N2 Gov't Lot 4)

The applicant is proposing to parcel Outlot 1, the proposed outlot is 3.98 acres. This outlot is for future residential purposes. Mandan Township zoning applies with the township recommending approval. The proposed outlot meets minimum zoning requirements for Mandan Township and Ward County.

9. Receive and File

- a. Houston Engineering Bridge Replacement 51-156-49
- b. Powering North Dakota

10. Ordinance Draft Presentation

- a. Planning and Zoning Administrator presenting update Required Plan matrix and Draft Plan discussion on Dimensional Standards for each Zoning Districts.

11. Other business or adjourn

cc: Ward County Commissioners
Regular Mailing List