

Minutes of the Ward County Planning Commission

January 21, 2021

The meeting of the Ward County Planning Commission was called to order at 6:00 PM by Chairman Koop with Commissioners Evans, Fjeldahl, Hanson, Heller, Schumaker, Livingston, Podrygula and Anderson present. Also present were Planning & Zoning Administrator Doug Diedrichsen, Roza Larson and Secretary Tiffany Grosche. Highway Engineer Dana Larsen arrived at 7:06 PM.

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

Moved by Comm. Evans, seconded by Comm. Schumaker to approve opening the public hearing at 6:03 PM regarding a variance application for Aaron Ottmar for property located at 7611 Highway 52 South, Minot. Roll call; all voted yes; motion carried.

The applicant is requesting a variance for the side yard setback off 80th St. SE for a garage to be moved on the property. The owner is requesting to build 70 feet from the road centerline off a township road with a 90-foot setback requirement.

Applicants Aaron and Shantel Ottmar were present to answer any questions. No one from the public appeared for or against the variance.

Moved by Comm. Livingston, seconded by Comm. Hanson to close the public hearing at 6:09 PM. Roll call; all voted yes; motion carried.

Moved by Comm. Anderson, seconded by Comm. Livingston to approve the variance application for Aaron Ottmar. Roll call; all voted yes; motion carried.

1. Blake Krabseth (1st Reading Prelim 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 Kirkelie Township recommending approval. The proposed lots meet the minimum zoning requirements for Ward County.

Moved by Comm. Evans, seconded by Comm. Schumaker to approve the subdivision plat application from Blake Krabseth on first reading based on findings of fact and staff recommendation. Roll call; all voted yes; motion carried.

2. Sherry Myers

Application for a plat for the following described property:

Proposed Outlot 2 lying in the SW4SE4 & SE4SE4 19-153-85

The applicant is proposing to parcel Outlot 2. Outlot 2 is 13.92 acres. The outlot is for future agricultural purposes. Ward County zoning applies with Vang Township recommendation pending. The proposed outlot meets minimum zoning requirements for Ward County.

Moved by Comm. Fjeldahl, seconded by Comm. Anderson to approve the plat application for Sherry Myers based findings of fact and staff recommendation. Roll call; all voted yes; motion carried.

3. Phillip Knutson

Application for a plat for the following described property:

Proposed Outlot 17 being a portion of Outlot 4 13-154-82

The applicant is proposing to parcel Outlot 17. Outlot 17 is 10.71 acres. The outlot is for future residential purposes. Ward County zoning applies with Sundre Township recommending approval. The proposed outlot meets minimum zoning requirements for Ward County.

A brief discussion was held regarding the Highway Departments recommendation of only allowing access to the outlot would be on the east side of the property and must be shared with any future development of Outlot 4.

Moved by Comm. Hanson, seconded by Comm. Heller to approve the plat application for Phillip Knutson based on findings of fact and staff recommendation. Roll call; all voted yes; motion carried.

4. Wyatt Hansen

Application for a plat for the following described property:

Proposed Outlot 1 lying in Gov't Lot 2 6-152-85

The applicant is proposing to parcel Outlot 1, the proposed outlot is 10.00 acres. The outlot is for future residential purposes. Ward County zoning applies with Rice Lake Township recommending approval. The proposed outlot meets minimum zoning requirements for Ward County.

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

KLJ Consultant Joel Quanbeck present the Commission with an updated draft of the Ward County Zoning Ordinances.

The Commission discussed several definitions that appear in the ordinances.

Moved by Comm. Fjeldahl, seconded by Comm. Hanson to approve changing the language for the definition of tiny house to read as the following: a structure under 500 feet, on wheels, or sited on the ground and designed and intended for temporary or permanent residential use by a single household (excluding mobile homes, manufactured homes, and (recreational camper, trailers and recreational vehicles). All voted yes; motion carried.

The discussion continued regarding the various zoning districts listed in the County Ordinances.

A hand vote was asked regarding if Residential Transition District should remain in the ordinance. All voted yes, except Commissioners Anderson, Livingston and Fjeldahl voted no.

Moved by Comm. Evans, seconded by Comm. Fjeldahl to approve holding a special meeting to continue the discussion on the Ward County Zoning Ordinances draft on Thursday, February 4, 2021 at 6:00 PM. Roll call; all voted yes; motion carried.

There being no further business, the meeting was adjourned at 9:01 PM.

Chairperson, Ward County Planning Commission

Attest:

Ward County Auditor, Secretary