

## Minutes of the Special Meeting of the Ward County Planning Commission

March 4, 2021

The Special meeting of the Ward County Planning Commission was called to order at 6:00 PM by Chairman Koop with Commissioners Evan, Fjeldahl, Hanson, Heller, Livingston, Podrygula and Schumaker present. Commissioner Anderson appeared via telephone. Also present were Planning & Zoning Administrator Doug Diedrichsen, Roza Larson, Dana Larsen, Comm. Pietsch, Comm. Weppler and Secretary Tiffany Grosche.

1. Ordinance Draft Discussion

a. Section 3.09 Rural Industrial District

There was a discussion regarding dimensional standards of lots in Section 3.09. Doug Diedrichsen recommended a 2 acres minimum with a minimum width of 100 feet with an exemption for public infrastructure projects.

Moved by Comm. Evans, seconded by Comm. Heller to approve minimum lot size for Section 3.09 of 2 acres and minimum width of 100 feet with an exemption for public infrastructure projects. Roll call; all voted yes; motion carried.

b. Section 3.10 Highway Commercial District

Moved by Comm. Evans, seconded by Comm. Hanson to approve minimum lot size for Section 3.10 of 2 acres and minimum width of 100 feet. Roll call; all voted yes; motion carried.

c. Section 3.11 Air Base Protection District

Currently known as Ward County Zoning District 1. Mr. Diedrichsen informed the Commission the staff on the Minot Air Force Base is requesting a 2 mile build restriction for any tower.

Moved by Comm. Evans, seconded by Comm. Hanson to approve minimum lot size for Section 3.11 to remain as the current dimensions of 2-acre minimum with a minimum width of 75 feet. Roll call; all voted yes; motion carried.

d. Section 3.12 Air Force Facilities Overlay District

This overlay district purpose is to provide additional review for development in the areas surrounding launch facilities and missile silos. No action is needed regarding dimensional standards for this district.

e. Section 3.13 Open Space Overlay District

No action required.

f. Section 3.14 Floodplain Overlay District

The Floodplain Overlay District is a new zoning district for Ward County. This district will help provide additional reviews for buildings located in the flood fringe. The dimensional standards and yard requirements will be the standards and requirements of the applicable underlying zoning district and the Ward County Floodplain Ordinance. No action required.

g. Section 3.15 Community Overlay District

The district establishes standards for areas with incorporated cities which have choose not to establish their own extraterritorial areas.

Moved by Comm. Fjeldahl, seconded by Comm. Hanson to approve removing the in Section 3.15; e 1-3 and replace it with cities with be given an opportunity to provide a recommendation to the County Planning and Zoning Commission which the Commission will take into consideration. Roll call; all voted yes; motion carried.

The discussion continued regarding the permitted uses and conditional uses of each zoning district

h. Section 3.03 Agricultural Production District & Section 3.04 Low-Density Agricultural Production District

Mr. Diedrichsen asked the Commission to consider removing all of Section 3.03 Agricultural Production District and create a variety of Low Density Agricultural Districts (LDA-2; LDA-5; LDA-10...) based on the minimum recommended lot size. The Commission questioned how having LDA zoning district would affect the different townships based on whether they have control of their own zoning or if it falls under the County zoning. LDA districts would allow townships who currently have their own zoning to relinquish control of their zoning, if they so desire to, but help the County keep the recommended minimum lot requirements the township's zoning currently has. The townships currently under Ward County zoning with fall into the LDA-2 with a minimum of 2 acre lots. All LDA district would have the same permitted and conditional uses the lot size would be the only difference.

i. Section 3.05 Rural Residential District

Moved by Comm. Hanson, seconded by Comm. Evans to approve removing public utility facility from permitted uses and adding it to conditional uses; and removing rural home occupation from conditional uses and adding it to permitted uses in Section 3.05. Roll call; all voted yes; motion carried.

j. Section 3.06 Residential Transition District

Moved by Comm. Evans, seconded by Comm. Hanson to approve removing public utility facility and communication facility from permitted uses and add them to conditional uses; remove place of assembly and educational facility from conditional uses and add them to permitted uses in Section 3.06; and create communication support facilities (adding definition to the list of definitions and state they have the same height restrictions as other structures in the district) adding it to the list of permitted uses in Section 3.06. Roll call; all voted yes; motion carried.

k. Section 3.07 Community Residential Standards

Moved by Comm. Evan, seconded by Comm. Fjeldahl to approve removing public utility facility and communication facility from permitted uses and add them to conditional uses; remove education facility and place of assembly from conditional uses and add them to permitted uses; and add rural home occupation to permitted uses in Section 3.07. Roll call; all voted yes; motion carried.

l. Section 3.08 Rice Lake Recreation District

A discussion was held regarding the permitted uses in Rice Lake Recreation District concerning temporary recreational camper trailers and recreation vehicles being.

Moved by Comm. Evans, seconded by Comm. Hanson to approve removing the permitted use wording "three or four temporary recreational camper trailers or recreational vehicles for not more than two weeks as

long as a temporary campground permit has been obtained from First District Health” and replacing the wording with “refer and follow all requirements of the Rice Lake Recreation Association and First District Health regarding temporary recreational camper trailers or recreational vehicles. Roll call; all voted yes; motion carried.

There being no further business, the meeting was adjourned at 8:58 PM.

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Chairperson, Ward County Planning Commission

Attest:

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Ward County Auditor, Secretary