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DATE: May 13, 2021
TO: Ward County Planning Commission
FROM: Doug Diedrichsen, County Planning/ Zoning Administrator
SUBJECT: Regular Meeting 6:00PM, May 20, 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 April 15, 2021 regular meeting.
- C. Public Hearings
 - 1. Clarence & Nichole Lundeen

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

487 N Rice Lake Rd. Douglas, ND 58735

The applicant is requesting variance for the front yard setback off the property line for a garage to be constructed on to the property. The owner is requesting to build 14 ft. from the property line with a 18 ft. setback requirement. This would be 4 ft. of setback relief.

- 2. Randy Hanson

Application for a **Special Use Permit (1st Reading)** for the following described property:

7201 139th St. SE Norwich, ND 58768

The applicant is requesting Special Use Permit for an accessory dwelling unit on the property.

- 3. Jordan Rodgers

Application for a **Special Use Permit (1st Reading)** for the following described property:

NE4 9-151-82 Iota Flats

The applicant is requesting Special Use Permit for an accessory dwelling unit on the property.

D. Regular Agenda

1. Tande 2nd Addition to Rice Lake (2nd Reading Subdivision Plat)

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

Proposed Lot 1 & 2 Tande Second Addition to Rice Lake

The applicant is proposing to parcel two subdivision lots. Proposed lot 1 is 13,812.43 Sq. ft., proposed lot 2 is 14,012.83 Sq. ft. Ward County zoning applies with Rice Lake township recommending approval. The proposed lot meets the minimum zoning requirements for Rice Lake Recreational District.

2. Towery's 3rd Addition to Rice Lake (1st Reading Subdivision Plat)

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

Proposed Lot 2 Towery's third Addition to Rice Lake

The applicant is proposing to parcel a single subdivision lot. Proposed lot 1 is 51,379.75 Sq. ft. Ward County zoning applies with Rice Lake township recommending approval. The proposed lot meets the minimum zoning requirements for Rice Lake Recreational District.

3. Cody Hansen

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

Proposed Outlot 2 lying in the SE4NE4 11-156-87

The applicant is proposing to parcel Outlot 2, the proposed outlot is 2.00 acres. This outlot is for future agricultural purposes. Passport Township zoning applies with the township recommendation pending. The proposed outlot meets minimum zoning requirements for Ward County.

4. Tom Pullen

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

Proposed Outlot 1 being a portion of NE4NW4 33-159-88

The applicant is proposing to parcel Outlot 1, the proposed outlot is 18.98 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.

5. Eric Wald

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

Proposed Outlot 2 being a portion of SE4SE4 5-154-81

The applicant is proposing to parcel an outlot, proposed outlot 2 is 8.57 acres. The outlot is for residential purposes. Ward County zoning applies with the township recommending approval. The proposed outlot meets minimum zoning requirements for Ward County.

6. Waylon Delzer

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

Proposed Outlot 4 being a portion of SE4 23-151-83

The applicant is proposing to parcel Outlot 4, the proposed outlot is 2.46 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. Receive and File

- a. New Policy for Recorders Office Review of Plats Prior to Approval by County Commission
- b. Request for Section Line Vacation Dakota Boys and Girls Ranch

8. Review and Comment: Draft of Ward County Zoning Ordinance Re-write9. Other business or adjourn

cc: Ward County Commissioners
Regular Mailing List