

Minutes of the Ward County Planning Commission

April 15, 2021

The meeting of the Ward County Planning Commission was called to order at 7:00 PM by Vice-Chairman Heller with Commissioners Anderson, Evans, Fjeldahl, Hendrickson, Kibler, Livingston and Schumaker present. Also present were County Commissioner Pietsch, Planning & Zoning Administrator Doug Diedrichsen, State's Attorney Roza Larson, Highway Engineer Dana Larsen and Secretary Tiffany Grosche.

Chairman Koop term on the Commission leaving the Chairman position vacated. Vice-Chairman Heller accept the position of Chairman and opened nominations for Vice-Chairman. Comm. Hendrickson nominated Comm. Fjeldahl who declined the nomination. Comm. Fjeldahl nominated Comm. Livingston who declined the nomination. Comm. Livingston nominate Comm. Schumaker who accepted the Nomination.

Moved by Comm. Fjeldahl, seconded aby Comm. Podrygula to close nominations and cast a unanimous ballot for Comm. Schumaker for Vice-Chairman. All voted aye; motion carried.

Moved by Comm. Evans, seconded by Comm. Podrygula to approve the regular meeting minutes from March 18, 2021. Roll call; all voted yes; motion carried.

Moved by Comm. Livingston, seconded by Comm. Fjeldahl to open the public hearing at 7:08 PM regarding a variance application for Philip Lowe. Roll call; all voted yes; motion carried.

Application for the following described property: 383 N Rice Lake Road Douglas, NE 58735; lots 4, 5, and 6 Tande Addition to Rice Lake. The applicant is requesting variance for the side yard setback off the east property line for construction of a house on to the property. The owner is requesting to build 5 ft. from the property line with a 7.5 ft. setback requirement. This would be 2.5 ft. of setback relief.

No one from the public came forward for or against the variance.

Moved by Comm. Shumaker, seconded by Comm. Podrygula to close the public hearing at 7:10 PM. Roll call; all voted yes; motion carried.

Moved Comm. Fjeldahl, seconded by Comm. Anderson to approve the variance application based on adjacent land owner enjoying the same setback relief, staff recommendation and findings of fact. Roll call; all voted yes; motion carried.

Philip Lowe submitted a subdivision plat application for the following described property: proposed lots 1 and 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. and 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.

Moved by Comm. Evans, seconded by Comm. Podrygula to approve the subdivision plat application for Philip Lowe based on staff recommendations and findings of fact. Roll call; all voted yes; motion carried.

Steve Bigelow submitted an application for a Plat for the following described property: Proposed Outlot 1 of the NW4NE4 & SW4NE; 4 25-152-87. The applicant is proposing to parcel Outlot 1 a .67-acre parcel. This outlot is for future residential purposes. Ward County zoning applies with the Orlien 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 Steve Bigelow based on staff recommendations and findings of fact. Roll call; all voted yes; motion carried.

Chad Williams submitted a plat application for the following described property: Proposed Outlot 2 lying in the E2SE4SE4; 6-154-84. The applicant is proposing to parcel Outlot 2 a 17.53-acre parcel. This outlot is

for future agricultural purposes. Ward County zoning applies with Burt 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 Chad Williams based on staff recommendations and findings of fact. Roll call; all voted yes; motion carried.

Josh Cogdill submitted a plat application for the following described property: Proposed Outlots 6 and 7 being a portion of Outlot 2; 33-156-84. The applicant is proposing to parcel two outlots, proposed outlot 6 is 6.57 acres and proposed outlot 7 is 6.51 acres. The outlots are for future residential purposes. Ward County zoning applies with the Kirkelie Township recommending approval. The proposed outlot meets minimum zoning requirements for Ward County.

Moved by Comm. Hendrickson, seconded by Comm. Evans to approve the plat application for Josh Cogdill on staff recommendations and findings of fact. Roll call; all voted yes; motion carried.

Laverne Mikkelson submitted a plat application for the following described property: Proposed Outlot 2 being a portion of Outlot 1 NE4; 6-154-81. The applicant is proposing to parcel Outlot 2 a 5.37-acre parcel. This outlot is for future residential purposes. Ward County zoning applies with New Prairie Township recommending approval this was reaffirmed April 2021 after boundary adjustment. The proposed outlot meets minimum zoning requirements for Ward County. This is an updated plat first approved July/August of 2020.

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

Mr. Diedrichsen informed the Commission he has been in contact with KLJ Consultant Joel Quanbeck and the new draft of County Ordinances is on track and she be ready for the Commission to review the first week in May.

Moved by Comm. Evans, seconded by Comm. Podrygula to approve begin the May 20, 2021 meeting at 6:00 PM. Roll call; all voted yes; motion carried.

The Commission discussed the timing for reorganizing of the Planning and Zoning Commission and the timing of Commission appointments.

Moved by Comm. Fjeldahl, seconded by Comm. Livingston to recommend the County Commission make an amendment to the Planning and Zoning bylaws and move the reorganizing of the Commission to the April meeting. Roll call; all voted yes, except Comm. Kibler who abstained from voting; motion carried.

There being no further business, the meeting was adjourned at 7:38 PM

Chairperson, Ward County Planning Commission

Attest:

Ward County Auditor, Secretary