

Minutes of the Ward County Planning Commission

July 15, 2021

The meeting of the Ward County Planning Commission was called to order at 7:04 PM by Vice Chairman Schumaker with Commissioners Anderson, Evans, Fjeldahl, Hendrickson, Kibler, Livingston, and Podrygula present. Also present were Planning & Zoning Administrator Doug Diedrichsen, State's Attorney Roza Larson, Comm. John Pietsch, and Secretary Lynae Schroeder.

Moved by Comm. Evans, seconded by Comm. Podrygula to approve the Planning and Zoning Commission Meeting minutes from June 17, 2021. Roll call; all voted yes; motion carried.

Application from Dennis and Karen Erber for a special use permit (1st reading) for the following described property: 2900 184th Ave NE Glenburn, ND 58740. The applicant is requesting a special use permit for an accessory dwelling unit on the property.

Moved by Comm. Evans, seconded by Comm. Kibler to approve the moving the special use permit application for Dennis and Karen Erber to 2nd reading and public hearing. Roll call; all voted yes; motion carried.

Orlin Nelson submitted a plat application for the following described property: Proposed Outlot 1 lying in the NE4NE4 & SE4NE4. The applicant is proposing to parcel Outlot 1, a 11.98-acre parcel. 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.

Moved by Comm. Kibler, seconded by Comm. Evans to approve the plat application for Orlin Nelson based on findings of fact, staff recommendations, recommendations from the Water Board, Highway Department, and the Township. Roll call; all voted yes; motion carried.

Jerald Schoenwald submitted a plat application for the following described property: Proposed Outlots 2 & 3 lying in the NW4NE4 32-152-81. The applicant is proposing to parcel Outlot 2 which is 14.83 acres and Outlot 3 which is 5.85 acres. These outlots are for future residential purposes. Ward County zoning applies with the township recommending approval. The proposed outlots meet minimum zoning requirements for Ward County.

Moved by Comm. Evans, seconded by Comm. Anderson to approve the plat application for Jerald Schoenwald based on findings of fact, staff recommendations, and recommendations from the Water Board, Highway Department, and the recommendation of approval from the township. Roll call; all voted yes; motion carried.

Mr. Diedrichsen discussed the amendment to current zoning ordinance document Article 24, Sec. 4, F, E (Outlot ROW dedication). A motion was made at last commission meeting to stop enforcement of the requirement of ROW dedication adjacent to outlots that are on county roads. Mr. Diedrichsen presented Ward County Zoning Ordinance Amendment 2020-1 which is an amendment to our existing ordinance for review. For letter e) there is a striking of the language "and including widths required in Article 24, Section 4, A, (12)." Letter f) was added which states "Outlot Plats are exempt from right-of-way dedications required in Article 24, Section 4, A, (12)."

State's Attorney Roza Larson appeared stating now was the time to ask questions or make any changes.

Mr. Diedrichsen stated that once this zoning ordinance amendment is in place, if the county needs ROW adjacent to an outlot plat that it will need to be purchased which will have an effect on the cost of certain projects. The ordinance amendment will be published early next week. Public hearing will be held at next Ward County Commission meeting in August.

A discussion on transportation guidelines and planning & zoning guidelines was held. These documents are guiding documents and should one support another. They are not policy. Mr. Diedrichsen recommended that the Planning Commission ask the Highway Committee to have a joint meeting after the first reading.

Discussion on public outreach and when to present to different groups such as surveyors and farmers. There will be a couple rounds of public hearings as well. Mr. Diedrichsen stated that the draft should be done within the next two weeks.

Comm. Pietsch left the meeting at 7:52.

Discussion on what may come out of the public hearings in regard to suggestions from the public. Once the public hearings are closed, it will be up to the Planning & Zoning Committee and the Ward County Commission to take action on what is valuable.

Discussion on right of way, road widths, and eminent domain. Continued discussion on transportation documents vs. planning & zoning documents and how these documents are only meant to complement each other and for use as guidance. The ordinances are policies which need to be followed.

Mr. Diedrichsen explained that the new ordinance document is mainly changing in three places: 1) changes will be made directly adjacent to the ET area (Zoning District 6) and better zoning will be created; 2) Rice Lake area will have its own zoning district; and 3) the document will include a relisted commercial zone that people can request within the county.

Moved by Comm. Hendrickson, seconded by Comm. Podrygula to give Joel Quanbeck a Friday, July 26, 2021 deadline to deliver draft to the Planning & Zoning Committee and approval to hold a special meeting on Thursday, August 5, 2021 at 6:00 PM to review the draft. Roll call; all voted yes; motion carried.

There being no further business, the meeting was adjourned at 8:40 PM.

Chairperson, Ward County Planning Commission

Attest:

Ward County Auditor, Secretary