

Minutes of the Ward County Planning Commission

September 16, 2021

The meeting of the Ward County Planning Commission was called to order at 7:00 PM by Chairman Heller with Commissioners Anderson, Evans, Fjeldahl, Kibler, Livingston, Schumaker, and Podrygula present. Also present were Planning & Zoning Administrator Doug Diedrichsen, State's Attorney Roza Larson, Comm. Shelli Wepler, and Secretary Lynae Schroeder.

Moved by Comm. Schumaker, seconded by Comm. Kibler to approve the Planning and Zoning Commission Meeting minutes from August 19, 2021. Roll call; all voted yes; motion carried.

Steven Kraft submitted a plat for following described property: Proposed Outlots 27 & 28 lying in the SW4 10-155-84. The applicant is proposing to parcel two Outlots 27 & 28, proposed outlot 27 is 5.43 acres, proposed outlot 28 is 4.39 acres. These outlots are for future residential purposes. Ward County zoning applies with the township recommending approval.

Moved by Comm. Kibler, seconded by Comm. Schumaker to approve the plat application for Steven Kraft based on findings of fact, the County Commission's suspension of ROW dedication along County Roads, recommendation from Water Board, County Highway Department, approval from township, and staff recommendations. Roll call; all voted yes; motion carried.

Kevin Eklund submitted a plat for following described property: Proposed Outlot 19 lying in the NW4 10-153-81. The applicant is proposing to parcel Outlot 19, the proposed outlot is 2.23 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.

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

Discussion on the Zoning Ordinance draft. Corrections between permitted and conditional uses needs to be made. Some edits have been noted to be changed. A section for public hearing procedures is to be added. Punctuation will be requested to be AP Style for consistency. Special and conditional use permits were discussed and differences between a home occupation and a rural occupation. The word family has also been struck from the ordinances and changed to household due to diversity of families.

The setbacks for different types of animals and ranching situations as well as setbacks for fireworks and anhydrous ammonia were discussed. Also touched on animal feeding facilities versus ranching and the conditions that need to be met to be considered a feeding facility.

Comm. Hendrickson entered the meeting at 7:40 PM.

Discussion on how adopting the most recent North Dakota Century Code in areas makes for less changes in ordinances in the future, and also state we are enforcing the most recent code adopted by the Commission. The reference to Board of Adjustments needs to be changed to County Commission.

Lengthy discussion on conditional use permits.

Moved by Comm. Hendrickson, seconded by Comm. Podrygula to move communications facilities to conditional use in all districts. Roll call; all voted yes; motion carried.

A discussion was held on billboard and sign usage. In regard to a sign ordinance, Mr. Diedrichson will talk with Joel regarding this.

Mr. Diedrichson asked for each of the Commissioners to go through the conditional vs. permitted uses one more time and make sure they are comfortable with the recommendations and if not, reach out to him with any concerns. A discussion was held on conditional use permits.

Discussion on why the public hearing for the Zoning Ordinance Amendment 2021-1 was not opened at the September 7, 2021 Commission Meeting. A discussion was held regarding instruction on when the administrator can schedule a public hearing without prior approval.

Moved by Comm. Evans, seconded by Comm. Podrygula to allow staff to schedule appropriate public hearings for the Planning Commission. Roll call; all voted yes; motion carried.

There being no further business, the meeting was adjourned at 9:18 PM.

Chairperson, Ward County Planning Commission

Attest:

Ward County Auditor, Secretary