

Minutes of the Ward County Planning Commission

October 21, 2021

The meeting of the Ward County Planning Commission was called to order at 7:00 PM by Chairman Heller with Commissioners Anderson, Evans, Hendrickson, Livingston, Schumaker, and Podrygula present. Also present were Planning & Zoning Administrator Doug Diedrichsen, Director of Tax Equalization Noreen Barton, State's Attorney Roza Larson, Highway Engineers Dana Larsen and Travis Schmit, and Secretary Lynae Schroeder.

Moved by Comm. Hendrickson, seconded by Comm. Podrygula to approve the Planning and Zoning Commission Meeting minutes from September 16, 2021. Roll call; all voted yes; motion carried.

Cordell Poleschook submitted a plat for following described property: Proposed Outlot 2 lying in the SW4SW4 12-151-83. The applicant is proposing to parcel Outlots 2, proposed outlot 2 is 6.25 acres. This outlot is for future agricultural purposes. Ward County zoning applies with the township recommending approval.

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

Commissioner Fjeldahl entered the meeting at 7:03 PM.

Discussion on the Zoning Ordinance draft regarding missing various setbacks. Dana Larsen appeared and recommended a 125-foot setback from center of tree to center of road for County and Township roads. With smaller lots, such as what would be found in subdivision with a lower speed limit on the road, Mr. Larsen recommended a 75-foot setback. In the Rice Lake area Mr. Larsen suggested an 18-foot setback.

Mr. Larsen also suggested removing "coniferous" from the wording regarding setbacks and just let it stand as trees and shrubs to keep things simple. Planning and Zoning usually places the setback distance on County and Township roads if they do not have their own zoning. Townships that have zoning set their own setbacks. Mr. Diedrichsen stated that the Ward County Zoning Ordinance shows the minimum standard for setbacks.

Lengthy discussion on setbacks for different areas. In the Rice Lake area, a couple things to take into consideration are being able to accommodate snow removal and sight distances. Utility easements were discussed.

Moved by Comm. Anderson, seconded by Comm. Fjeldahl to set a 100-foot tree setback in rural areas from center line of the tree to the centerline of adjoining road in AP2D, AP3D, AP5D, AP10D and low density agricultural productions. Roll call; all voted yes; motion carried.

Moved by Comm. Evans, seconded by Comm. Anderson to set minimum setback for trees and shrubs in rural areas from center line of township roads within our zoning control at 100 feet. Roll call; Evans, Anderson, Fjeldahl, Podrygula, Schumaker, and Heller all voted yes; Livingston and Hendrickson voted no; motion carried.

Discussion on Transportation Plan, Comprehensive Plan, and Zoning Ordinances not being consistent with one another. Mr. Larsen stated the Transportation Plan does need to have updates after the Zoning Ordinances have been completed.

Moved by Comm. Evans, seconded by Comm. Podrygula to set minimum setback for trees and shrubs in rural residential areas from center line of adjoining county road at 100 feet. Roll call; Evans, Podrygula, Anderson, Livingston, Schumaker, and Fjeldahl all voted yes; Hendrickson voted no; motion carried.

Continued discussion on setbacks on townships roads. Mr. Larsen stated setbacks should be the same for both county roads and township roads. He feels inside subdivisions the setback can be less.

Moved by Comm. Evans, seconded by Comm. Podrygula to set minimum setback for trees and shrubs in rural residential areas from center line of adjoining township road at 100 feet. Roll call; all voted yes; motion carried.

Discussion on sewer systems in subdivisions and sizes of lots for subdivisions. Discussion on zone changes and variance applications that may be requested from townships. Mr. Larsen stated minimum design standards will help with development of subdivision roads so roads are built properly.

Moved by Comm. Evans, seconded by Comm. Podrygula to set minimum setback for trees and shrubs in rural residential areas from center line of subdivision roads at 75 feet. Roll call; Evans, Podrygula, Anderson, Fjeldahl, Hendrickson, Schumaker, and Heller all voted yes; Livingston voted no; motion carried.

Moved by Comm. Evans, seconded by Comm. Podrygula to keep setbacks at Rice Lake as they currently are at 18 feet. Roll call; all voted yes; motion carried.

Discussion on rural industrial and highway commercial districts setbacks from roads. One area discussed is whether setbacks should include parking lots and light poles in addition to buildings. It was decided to have the engineering team provide standards for the Planning Committee's review.

Section 6.04 Design Standards (f) Outlots and Outlot Plats. Discussion on outlots and outlot plats and changing the under (F) 1 (e) from "Road right-of-way shall be clearly shown on plats and including widths required in Article 24, Section 4, A, (12)" to recommended language from previous motion of "(e) Existing right-of-way shall be clearly shown on plats" and adding an "f" which reads "(f) Outlot plats Outlot Plats are exempt from right-of-way dedication requirements in Section 6.04 (a) 12."

Continued discussion on outlots, subdivisions, dedications, public right-of-way within subdivisions, and road standards.

Commissioner Evans left the meeting at 9:43 PM.

There being no further business, the meeting was adjourned at 9:55 PM.

Chairperson, Ward County Planning Commission

Attest:

Ward County Auditor, Secretary