

Minutes of the Ward County Planning Commission

January 20, 2022

The meeting of the Ward County Planning Commission was called to order at 7:01 PM by Chairman Heller with Commissioners Anderson, Evans, Fjeldahl, Hendrickson, Kibler, Livingston, Podrygula, and Schumaker present. Also present were Planning & Zoning Administrator Doug Diedrichsen, Highway Engineer Dana Larsen, Director of Tax Equalization Noreen Barton, Comm. John Pietsch, and Secretary Lynae Schroeder.

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

Moved by Comm. Evans, seconded by Comm. Kibler to approve opening the public hearing at 7:03 PM regarding a variance for Austin Hanson. Roll call; all voted yes; motion carried.

The application for a variance is for the following described property: Proposed Outlot 1 lying in the NW4NW4 27-154-85. The applicant is proposing to parcel Outlot 1, proposed Outlot 1 is 10.00 acres but it does not meet the requirement for access. This Outlot is for future residential purposes. Ward County zoning applies with the public hearing/comment pending. PNH published in Minot Daily News and one mile mailing sent.

No one came forward to speak at this hearing.

Moved by Comm. Evans, seconded by Comm. Schumaker to approve closing the public hearing at 7:05 PM. Roll call; all voted yes; motion carried.

A discussion was held.

Moved by Comm. Schumaker, seconded by Comm. Fjeldahl to approve the variance for Austin Hanson. Roll call; all voted yes with the exception of Comm. Kibler, who abstained; motion carried.

Austin Hanson submitted an application for a plat for the following described property: Proposed Outlot 1 lying in the NW4NW4 27-154-85. The applicant is proposing to parcel Outlot 1, proposed Outlot 1 is 10.00 acres but it does not meet the requirement for access. This Outlot is for future residential purposes. Ward County zoning applies with the township recommending approval.

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

Roger Neshem submitted a plat application for the following described property: Proposed Outlot 2 being a portion of SE4SE4 & NE4SE4 6-155-85. The applicant is proposing to parcel an Outlot, proposed Outlot 2 is 11.00 acres. This Outlot is for future residential purposes. Ward County zoning applies with the township recommending approval.

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

Keith and Amy Neshem submitted a plat application for the following described property: Proposed Outlot 2 being a portion of E2E2NE4 18-155-85. The applicant is proposing to parcel Outlot, proposed Outlot 2 is 2.37 acres. This Outlot is for future agricultural purposes for grain bin storage. Ward County zoning applies with the township recommending approval.

A discussion was held regarding border of road standard which has been removed from ordinances. A definition of "border of road" for platting needs to be addressed and a paragraph may need to be written for reference for the ordinances.

Moved by Comm. Evans, seconded by Comm. Fjeldahl to approve the plat application for Keith and Amy Neshem with the 33-foot statutory right-of-way based on findings of fact, recommendations from the Water Board, County Highway Department, the recommendation of approval from the township, and staff recommendations. Roll call; Comm. Evans, Comm. Fjeldahl, Comm. Kibler, Comm. Podrygula, Comm. Schumaker, Comm. Anderson, and Chairman Heller voted yes; Comm. Hendrickson and Comm. Livingston voted no; motion carried.

Moved by Comm. Evans, seconded by Comm. Kibler to approve items for the Ward County Planning Commission have to be submitted no later than 5 business days prior to the regularly scheduled meeting. Roll call; all voted yes; motion carried.

Matthew Olson submitted a plat application for the following described property: Proposed Outlot 11 being a portion of NE4SW4 & SE4SW4 22-156-84. The applicant is proposing to parcel Outlot 11, proposed Outlot 11 is 48.43 acres. This Outlot is for future agricultural purposes. Ward County zoning applies with the township recommending approval.

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

Zoning ordinance draft discussion. The County Commission will be having a Special Meeting on Wednesday, January 26, 2022 to discuss ROW, ROW dedication, and how to handle getting property back to owners going forward. Dana Larson, Highway Engineer, appeared and stated language regarding easement negotiation will not fall under planning and zoning but has been placed into the review section for when building permits are issued.

Discussion on simplifying the ordinances and making smaller changes rather than rewriting everything. It was brought up that the new draft seems more confusing. Mr. Diedrichsen feels that the ROW issue was a major roadblock and once that is taken care of, the pace will be picked up on the remaining issues.

Mr. Diedrichsen has begun to work on zoning districts.

There being no further business, the meeting was adjourned at 8:50 PM.

Chairperson, Ward County Planning Commission

Attest:

Ward County Auditor, Secretary