

Minutes of the Ward County Planning Commission

February 17, 2022

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

Moved by Comm. Kibler, seconded by Comm. Evans to approve the Planning and Zoning Commission Meeting minutes from January 20, 2022. Roll call; all voted yes; motion carried.

Mike Washek submitted an application for a plat for the following described property: Proposed Outlot 9 Being all of Outlot 3 and a portion of the SW4 4-153-81. The applicant is proposing to parcel an outlot, proposed Outlot 9 is 41.25 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 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.

Mr. Diedrichsen spoke regarding the County Commission Proposed Zoning Ordinance Amendment 2022-1. Under Article 24, Section 1, following master plan "of the City of Minot" will be removed as well as (A) which states "All subdivisions of lands within six miles of the City of Minot shall be subdivided according to the master plan of the City of Minot as provided by Chapter 40-48 of the North Dakota Century Code". Under Article 24, Section 4, Subsection A (2, 12) following Master Plan, "of the City of Minot" will be removed. Furthermore, the language "shall donate and dedicate to the public for public use sufficient right of way to meet these requirements" in #12 will be stricken. Lastly, Article 24, Section 4, Subsection F, (1, e) "and including widths required in Article 24, Section 4, A, (12)" will be stricken. These changes have been passed at first reading by the County Commission. The public meeting and possible passing of second reading is on March 15, 2022 at 9 am during the regular Commission Meeting.

Updated Zoning Map drafts were supplied by Mr. Diedrichsen. On the Zoning Change Introduction map a few aesthetic alterations were made in order to make them easier to read. The difference in APD (Agricultural Production District) values are listed showing current acreage requirement for each separate township. The Transitional Zoning Area map has traditional zoning buffers marked. These are areas to watch if smaller lots are being approved leading to denser developments. These would be areas that will likely be pulled into the ET.

A discussion was held on acreage requirements. There are different acreage standards due to things such as septic services, flood plains, soil type, rural water, etc. Mr. Dana Larsen spoke regarding expanded water and sewer in 2011 and the growth that was happening around these expansion areas (by the new hospital and along the 83 bypass).

Mr. Larsen mentioned that the Transitional Zoning Map may also be important in a few cities under 5,000 in population with normally a half mile ET who have chosen to share a 1-mile ET with the county. This transitional zone may have specific information directed towards that shared mile. If allowances are made for lots less than 2.0 acres, the areas become higher in density which needs infrastructure to meet those needs (i.e., law enforcement, fire, sewer, and water). Infrastructures and services need to line up to meet increased density.

Discussion on Nelson Carlson Lake, Rice Lake, and the possibility of having lake front zoning.

Discussion on the motion passed at the last meeting regarding the 5 business day requirement for documents to be presented to the Planning Commission for the agenda prior to the next scheduled meeting.

There was a concern that there might be delays with this requirement. It was decided to monitor this decision for a couple months to see if there are any issues.

Discussion on the Commissioner Meeting held on February 15, 2022 and the reasoning behind attaching the outlot to the "land" and not to a "person".

Discussion on the minutes from January 20, 2021. On page 2, sixth paragraph down, the sentence that begins "Dana Larsen, Highway Engineer, appeared and stated language regarding easement negotiation...." A suggestion was made for it to read "Dana Larsen, Highway Engineer, appeared and stated language regarding infrastructure easement negotiation...." The only change would be adding the word "infrastructure" in front of the word easement.

Moved by Comm. Kibler, seconded by Comm. Evans to add the word "infrastructure" to the above referenced paragraph as presented above. Roll call; all voted yes; motion carried.

There being no further business, the meeting was adjourned at 8:31 PM.

Chairperson, Ward County Planning Commission

Attest:

Ward County Auditor, Secretary