

Minutes of the Ward County Planning Commission

April 21, 2022

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, Podrygula, and Schumaker present. Also present were Planning & Zoning Administrator Doug Diedrichsen, Highway Engineer Dana Larsen, State's Attorney Roza Larson, Blake Krabseth from Watne Realtors, and Secretary Lynae Schroeder.

Moved by Comm. Evans, seconded by Comm. Livingston to approve the Planning and Zoning Commission Meeting minutes from March 17, 2022. Roll call; all voted yes; motion carried.

Moved by Comm. Evans, seconded by Comm. Schumaker to open a public hearing at 7:02 PM regarding a special use permit for Bryantt Metals, LLC. Roll call; all voted yes; motion carried.

The application for a special use permit is for the following described property: 111261 Hwy 52 West, Burlington, ND 58722. The applicant is requesting renewal of a special use permit for a non-conforming commercial use on a "rural" zoned property. The owner is requesting to continue to use the property as a commercial site dealing with metals and metal recycling. Initial SUP issued August of 2012 and the business has been operating as stated in the SUP since then.

No one from the public came forward to speak at this hearing.

Moved by Comm. Evans, seconded by Comm. Hendrickson to approve closing the public hearing at 7:04 PM. Roll call; all voted yes; motion carried.

Moved by Comm. Hendrickson, seconded by Comm. Evans to approve the application of a special use permit for Bryantt Metals, LLC unless the use changes. Roll call; all voted yes; motion carried.

Moved by Comm. Evans, seconded by Comm. Schumaker to open a public hearing at 7:06 PM regarding a variance for Anton Mickelson. Roll call; all voted yes; motion carried.

The application for a variance is for the following described property: 901 156th Ave NE, Glenburn, ND 58740. The applicant is requesting a variance for the requirements for driveway width. The owner is requesting plat a 20' wide driveway with a 40' width requirement. This would be 20 ft. of width relief.

No one from the public came forward to speak at this hearing.

Moved by Comm. Hendrickson, seconded by Comm. Podrygula to approve closing the public hearing at 7:09 PM. Roll call; all voted yes; motion carried.

Moved by Comm. Schumaker, seconded by Comm. Podrygula to approve the application for a variance for Anton Mickelson as presented. Roll call; all voted yes; motion carried.

Linda Jung submitted an application for a variance for the following described property: Proposed Outlot 7 lying in the SW4NW4 15-155-81. The applicant is requesting variance for a lot that does not meet the 2 ac. minimum for a family burial plot. The owner is requesting 0.82 ac. plat (plat application to be heard at May Planning Commission Meeting). Surrey Township zoning applies with the township recommending approval.

Moved by Comm. Hendrickson, seconded by Comm. Anderson to approve the request for a variance from Linda Jung as presented. Roll call; all voted yes; motion carried.

Anton Mickelson submitted an application for a plat for the following described property: Proposed Outlot 2 Lying in the SW4SE4 & SE4SE4 23-157-82. The applicant is proposing to parcel an Outlot, proposed outlot 2 is 10.00 acres. This outlot is for future residential purposes. Ward County zoning applies with the township recommending approval.

Moved by Comm. Evans, seconded by Comm. Hendrickson to approve the plat request from Anton Mickelson as presented. Roll call; all voted yes; motion carried.

Garret Roen submitted an application for a plat for the following described property: Proposed Outlot 1 Lying in the N2 of the SW4 14-152-85. The applicant is proposing to parcel an Outlot, proposed outlot 1 is 5.00 acres. 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 plat request from Garret Roen as presented. Roll call; all voted yes; motion carried.

Brian Niess submitted an application for a plat for the following described property: Proposed Outlot 1 Lying in the SE4 3-153-82. The applicant is proposing to parcel an Outlot, proposed outlot is 93.36 acres. This outlot is for future agricultural purposes. Ward County zoning applies with the township recommendation pending.

Moved by Comm. Anderson, seconded by Comm. Evans to approve the plat request from Brian Niess as presented. Roll call; all voted yes; motion carried.

Delrae Dalby submitted an application for a plat for the following described property: Proposed Outlot 1 Lying in Gov't Lot 5 & Gov't Lot 6 7-153-86. The applicant is proposing to parcel an Outlot, proposed outlot 1 is 12.39 acres. This outlot is for future residential/agricultural purposes. Ward County zoning applies with the township recommending approval.

Moved by Comm. Hendrickson, seconded by Comm. Podrygula to approve the plat request from Delrae Dalby as presented. Roll call; all voted yes; motion carried.

Blake Krabseth submitted an application for a subdivision plat for the following described property: Proposed subdivision Lot 1, 2, 3 & 4 Dakota Valley 2nd Addition being all of Lot 5 Dakota Valley Addition. The applicant is proposing to parcel Lots 1, 2, 3 & 4 Dakota Valley 2nd Addition being all of Lot 5 Dakota Valley Addition. This subdivision is for future residential purposes. Ward County zoning applies with the township recommending approval.

A discussion was held regarding access. Dana Larsen, Highway Engineer and Blake Krabseth of Watne Realtors spoke regarding the requirements for access and addressed any concerns. Protective Covenants were also addressed with Mr. Krabseth.

Moved by Comm. Evans, seconded by Comm. Podrygula to approve the subdivision plat application from Blake Krabseth as presented with the access change to be made. Roll call; all voted yes; motion carried.

Mr. Larsen appeared to give a tutorial on the website containing the map with zoning proposals. Mr. Larsen touched on the different zones and how to find the uses and standards for each zone, the layers that can be viewed, and how to make comments.

A discussion was held on the use table that was presented by Mr. Diedrichsen.

Moved by Comm. Evans, seconded by Comm. Podrygula to place a conditional use permit box for Communications Facility in the Rural Residential District. It appears this was an oversight as it was not included on the draft document. Roll call; all voted yes; motion carried.

There being no further business, the meeting was adjourned at 8:39 PM.

Chairperson, Ward County Planning Commission

Attest:

Ward County Auditor, Secretary