

Minutes of the Ward County Planning Commission

May 17, 2022

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

Moved by Comm. Schumaker, seconded by Comm. Anderson to approve the Planning and Zoning Commission Meeting minutes from April 21, 2022. Roll call; all voted yes; motion carried.

Moved by Comm. Kibler, seconded by Comm. Schumaker to open a public hearing at 7:02 PM regarding an application for a variance for Linda Jung. Roll call; all voted yes; motion carried.

The application for a variance is 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. Surrey Township zoning applies with the township recommending approval.

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

Moved by Comm. Anderson, seconded by Comm. Kibler to approve closing the public hearing at 7:03 PM. Roll call; all voted yes; motion carried.

Travis Schmit, Assistant Highway Engineer, entered the meeting at 7:09 PM.

Moved by Comm. Kibler, seconded by Comm. Fjeldahl to approve the application of a variance for Linda Jung as presented. Roll call; all voted yes; motion carried.

Daniel Jung submitted an application for a plat for the following described property: Proposed Outlot 7 lying in the SW4NW4 15-155-81. The applicant is proposing to parcel an outlot, proposed Outlot 7 is 0.82 acres. This outlot is for future family burial purposes. Surrey Township zoning applies with the township recommending approval.

Moved by Comm. Kibler, seconded by Comm. Fjeldahl to approve the plat request from Daniel Jung as presented. Roll call; all voted yes; motion carried.

Rod and Jodi Anderson submitted an application for a plat for the following described property: Proposed Outlot 2 being a portion of NW4 and a portion of Quit Claim Deed Ward Co. Doc. #3019770 lying in the SW4 11-157-82. The applicant is proposing to parcel an outlot, proposed Outlot 2 is 2.68 acres. This outlot is for future residential/agricultural purposes. Ward County zoning applies with the township recommending approval.

Moved by Comm. Anderson, seconded by Comm. Schumaker to approve the plat request from Rod and Jodi Anderson as presented. Roll call; all voted yes; motion carried.

Andrew Mau submitted an application for a plat for the following described property: Proposed Outlot 5 Lying in a portion of Outlot 4 Lying in the SW. The applicant is proposing to parcel an Outlot, proposed Outlot 5 is 3.40 acres. This outlot is for future residential/agricultural purposes. Ward County zoning applies with the township recommending approval.

Moved by Comm. Schumaker, seconded by Comm. Kibler to approve the plat request from Andrew Mau as presented. Roll call; all voted yes; motion carried.

Nathan Smith submitted an application for a plat for the following described property: Proposed Outlot 1 Lying in the SE4NE4 & NE4SE4 8-152-82. The applicant is proposing to parcel an Outlot, proposed

outlot 1 is 15.00 acres. This outlot is for future agricultural purposes. Newman Township zoning applies with the township recommending approval.

Moved by Comm. Anderson, seconded by Comm. Kibler to approve the plat request from Nathan Smith as presented. Roll call; all voted yes; motion carried.

Doug Diedrichsen gave an update on the Zoning Ordinance Draft. The first item he addressed was the CRS, or Community Rating System which shows that our flood ordinance is no longer in compliance. There is a requirement that mechanical and operational aspects of mobile homes meet elevation requirements. Mr. Diedrichsen is waiting on specifics for language which he hopes to bring to the Planning Commission next month and which point a decision can be made for possibly proposing a Zoning Ordinance change to the County Commission. At this point we are noncompliant and will lose points on our Community Rating System.

Travis Schmit spoke to the Community Rating System and the issue at hand and stated the level will probably remain the same.

Dana Larson, Highway Engineer, entered the meeting at 7:21 PM.

Commissioner Podrygula entered the meeting at 7:22 PM.

Mr. Diedrichsen continued with a change requested by the County Recorder. Outlot plats are to be submitted on card stock with a minimum 67# paperweight requirement for durability. This item will be added to the Zoning Ordinance Draft as item "F" under the outlot plat area.

Moved by Comm. Kibler, seconded by Comm. Schumaker to approve adding to the outlot and outlot plat section for all outlot plats to be submitted on cardstock at a minimum 67# paperweight. Roll call; all voted yes; motion carried.

The second item addressed by Mr. Diedrichson is the ROW language problem. On page 107 our ordinance draft reads that all lots shall border or be tangent to a publically maintained road as a means of access to the lot. This used to be tangent to the land that was dedicated. We no longer dedicate right-of-way, so the way plats are to be enforced needs to be addressed.

Moved by Comm. Fjeldahl, seconded by Comm. Kibler to approve language stating the access will be to the center point of a publically maintained access road to the property line. Roll call; all voted yes; motion carried.

The online map was discussed. A few comments had been made on the site.

Discussion on transitional zoning. There are approximately 50 preexisting lots that spill over into the county. Mr. Larsen spoke to this stating not many new transitional zones will be made.

Lengthy discussion on changing from commercial zoning back to residential zoning. The use that is taking place on the property (broken down into percentages) is how a property is taxed. Anytime there is a zone change prompted by the county, the property owner is notified. The property owners can contact us and we will provide them with pros and cons of each specific zones.

Discussion on a township's role during a zone change.

There being no further business, the meeting was adjourned at 9:06 PM.

Chairperson, Ward County Planning Commission

Attest:

Ward County Auditor, Secretary