

## Minutes of the Ward County Planning Commission

June 16, 2022

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

Moved by Comm. Evans, seconded by Comm. Kibler to approve the Planning and Zoning Commission Meeting minutes from May 19, 2022. Roll call; all voted yes; motion carried.

Doug Diedrichsen presented an application submitted by Enerbase Cooperative Resources SUP for a Special Use Permit for the following described property: Proposed Outlot 15 lying in the NW4SW4 & SW4SW4 10-151-86 in Ryder Township. The applicant is requesting a special use permit for a non-conforming commercial use on a "rural" zoned property. The owner is requesting to use the property as a commercial site for the self-serve sale of fuel.

Moved by Comm. Hendrickson, seconded by Comm. Evans to approve the Special Use Permit request on first reading and move to second reading. Amended by Comm. Schumaker, seconded by Comm. Hendrickson to approve the Special Use Permit on first reading and move to second reading with the setback distances needing to be met. Roll call; all voted yes; motion carried.

Mr. Diedrichsen continued with the proposed Floodplain Ordinance Amendment. The changes referenced in Sections 5.7, 6.3, and 8.4 are not needed and can be removed. The changes to Sections 5.2, 6.1, and 9.2 have to do with mobile homes, mechanicals, and equipment.

Moved by Comm. Anderson, seconded by Comm. Kibler to recommend to the County Commission to adopt on first reading and set a date for second reading and public hearing on this ordinance. Roll call; all voted yes; motion carried.

A lengthy discussion was held on the draft ordinance that touched on issues such as conditional use permits, the differences between the two documents creating confusion with the new draft, and that there may be too many zones and districts making it too complicated for new development. Positives of the new draft ordinance was discussed as well.

Moved by Comm. Hendrickson, seconded by Comm. Podrygula to reject the draft ordinance prepared by KLJ and request the County Commissioners to allow the Planning and Zoning Commission to work on ordinance updates within the framework of the existing ordinance. Roll call; Comm. Hendrickson, Livingston, and Fjeldahl voted yes; Comm. Podrygula, Schumaker, Evans, and Heller voted no; Comm. Anderson and Kibler abstained; motion failed.

Moved by Comm. Fjeldahl, seconded by Comm. Kibler to approve removing under Section 6, Article 6.04.12 the table Class of Road/Right of Way and the language preceding the table. Roll call; all voted yes; motion carried.

Discussion was held on sending the draft ordinance to the Ward County Commissioners for them to provide review and comment.

Moved by Comm. Hendrickson, seconded by Comm. Podrygula to send the draft ordinance to the County Commissioners for review and comment. Roll call; Comm. Hendrickson, Podrygula, Anderson, Evans, Livingston, and Heller voted yes; Comm. Schumaker, Fjeldahl, and Kibler voted no; motion carried.

Mr. Diedrichsen presented an online map overview.

There being no further business, the meeting was adjourned at 9:09 PM.

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Chairperson, Ward County Planning Commission

Attest:

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Ward County Auditor, Secretary