

## Minutes of the Ward County Planning Commission

July 21, 2022

The joint meeting of the Ward County Planning Commission and Ward County Commission was called to order at 7:00 PM by Chairman Heller with Commissioners Anderson, Evans, Fjeldahl, Hendrickson, Kibler, Livingston, and Schumaker present for the Ward County Planning Commission and by Chairman Rostad with Commissioners Anderson, Weppler, Fjeldahl, and Pietsch present for the Ward County Commission. Also present were Planning & Zoning Administrator Doug Diedrichsen, State's Attorney Roza Larson, Highway Engineer Dana Larsen, Director of Tax Equalization Noreen Barton, Auditor Marisa Haman, Recorder Kristin Kowalczyk, and Secretary Lynae Schroeder.

Moved by Comm. Evans, seconded by Comm. Kibler to approve the Planning and Zoning Commission Meeting minutes from June 16, 2022. Roll call; all voted yes; motion carried.

Moved by Comm. Schumaker, seconded by Comm. Evans to open a public hearing at 7:02 PM regarding an application for a Special Use Permit. Roll call; all voted yes; motion carried.

The application for a Special Use Permit is for the following described property: Proposed Outlot 15 lying in the NW4SW4 & SW4SW4 10-151-86. The applicant is requesting Special Use Permit for a non-conforming commercial use on a rural zoned property. The owner is requesting an SUP for a commercial fueling station. Ward County zoning applies with the township recommending approval.

The applicant, Sean Weeks, Senior Civil Engineer from Ackerman-Estvold, appeared to speak on behalf of Enerbase. The National Wetlands Inventory indicates an emergent wetland in the NW corner of the property in which the goal of this wetland is to maintain hydrology. Discussion was held on possible spills in the area and the location of the nearest residence.

Moved by Comm. Hendrickson, seconded by Comm. Kibler to close the public hearing at 7:19 PM. Roll call; all voted yes; motion carried.

Moved by Comm. Evans, seconded by Comm. Fjeldahl to approve the Special Use Permit request for Enerbase as presented. Roll call; all voted yes; motion carried.

Enerbase submitted an application for a plat for the following described property: Proposed Outlot 15 lying in the NW4SW4 & SW4SW4 10-151-86. The applicant is proposing to parcel an outlot, proposed Outlot 15 is 5.30 acres. This outlot is for future commercial purposes. Ward County zoning applies with the township recommending approval as of 7/20/2022.

Moved by Comm. Evans, seconded by Comm. Kibler to approve the Plat request for Enerbase as presented. Roll call; all voted yes; motion carried.

Melvin Haider submitted an application for a plat for the following described property: Outlots 18 & 19 being a portion of NE4NW4 34-156-84. The applicant is proposing to parcel two Outlots, proposed Outlot 18 is 2.32 acres proposed Outlot 19 is 2.32 acres. These outlots are for future residential purposes. Ward County zoning applies with the township recommending approval as of 7/21/2022.

Moved by Comm. Anderson, seconded by Comm. Evans to approve the Plat request for Melvin Haider as presented. Roll call; all voted yes; motion carried.

Patti Shelkey submitted an application for a plat for the following described property: Proposed Outlot 2 being a portion of Outlot 1 lying in the NE4NE4 30-153-85. The applicant is proposing to parcel an outlot, proposed Outlot 2 is 2.50 acres. This outlot is for future residential purposes. Ward County zoning applies with the township recommendation pending.

A discussion was held regarding the access to Outlot 2.

Moved by Comm. Evans, seconded by Comm. Schumaker to approve the Plat request for Patti Shelkey as presented. Roll call; all voted yes; motion carried.

Chairman Rostad took over the meeting for the Ward County Commission. A discussion was held regarding the Zoning Ordinance draft and concerns the Planning and Zoning Committee may have before adopting this document.

Discussed holding public hearings with stakeholders, into communities, and at the Ward County Administrative Building.

Discussion on the Zoning Ordinance draft and how it was totally rewritten with little resemblance to the previous zoning ordinance. Consensus is that the document needs an index and better organization. Planning Commission is not looking for approval at this time but rather looking for feedback from the Ward County Commission as to whether or not the document is headed in the right direction. It was discussed there are so many little changes that have been made but since the document is so big, it is hard to grasp as a whole. The Ward County Commission feels that the Planning Commission is moving in the right direction and that there have been great ideas brought forth in this meeting.

There was a discussion on agriculture districts and different requirements/acreage with separate zoning rules as well as redundancy issues. Differences in zoning ordinances between township and counties were discussed and how they are handled.

Mr. Diedrichsen will create a Table of Contents for the Zoning Ordinance and will consult with stakeholders, make changes as necessary (specifically table on page 104), and bring forward for comments in a timely manner.

Moved by Comm. Fjeldahl, seconded by Comm. Pietsch to instruct our Planning and Zoning Administrator Doug Diedrichsen to address some of the concerns brought here tonight as far as table of contents and bring back to the Planning and Zoning Commission and allow the Planning and Zoning Commission to continue working on the Zoning Ordinance draft. Roll call; all voted yes; motion carried.

There being no further business, the meeting was adjourned at 8:50 PM by the Ward County Commission and the Planning and Zoning Commission.

ACCEPTED AND APPROVED THIS 2<sup>ND</sup> DAY OF AUGUST, 2022

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Chairman, Ward County Commission

ATTEST:

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Chairperson, Ward County Planning Commission

Attest:

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Ward County Auditor, Secretary