

## Minutes of the Ward County Planning Commission

August 18, 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, Podrygula, and Schumaker present. Also present were Planning & Zoning Administrator Doug Diedrichsen, State's Attorney Roza Larson, and Secretary Lynae Schroeder.

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

Melvin Haider submitted an application for a plat for the following described property: Proposed Outlot 20 lying a portion of Outlot 13 and a unplatted portion of NW4NW4 34-156-84. The applicant is proposing to parcel an outlot, proposed Outlot 20 is 3.21 acres. This outlot is for future commercial purposes. Ward County zoning applies with the township recommendation pending.

Moved by Comm. Kibler, seconded by Comm. Podrygula to approve the plat request from Melvin Haider as presented. Roll call; all voted yes; motion carried.

John Jermiasen submitted an application for a plat for the following described property: Proposed Outlot 3 lying a unplatted portion of the SW4NW4 & NW4SW4. The applicant is proposing to parcel an outlot, proposed Outlot 3 is 29.08 acres. This outlot is for future residential purposes. Freedom Township zoning applies with the township recommending approval.

Moved by Comm. Kibler, seconded by Comm. Podrygula to approve the plat request from John Jermiasen as presented. Roll call; all voted yes; motion carried.

Michelle Petersen submitted an application for a plat for the following described property: Proposed Outlot 4 lying being a portion of the W2NE4 27-154-82. The applicant is proposing to parcel an Outlot, proposed outlot 4 is 45.68 acres. This outlot is for future agricultural purposes. Ward County zoning applies with the township recommending approval.

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

Hilman Anderson submitted an application for a plat for the following described property: Proposed Outlot 4 lying being a portion of the W2NE4 27-154-82. The applicant is proposing to parcel an Outlot, proposed outlot 4 is 5.83 acres. This outlot is for future residential purposes. Hiddenwood Township zoning applies with the township recommending approval.

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

Wayne Hornberger submitted an application for a plat for the following described property: Proposed Outlot 1 lying in the S2 4-154-86. The applicant is proposing to parcel an outlot, proposed Outlot 1 is 11.98 acres. This outlot is for future residential purposes. Tolgen Township zoning applies with the township recommending approval.

Moved by Comm. Fjeldahl, seconded by Comm. Anderson to approve the plat request from Wayne Hornberger as presented. Roll call; all voted yes; motion carried.

Kristi and Chad McDonald submitted an application for a plat for the following described property: Proposed Lot 1 Dakota Ridge Estates 5th Addition, Sawyer Township Section 5. The applicant is proposing to parcel a subdivision lot, proposed lot 2 is 4.33 acres. This lot is for future residential purposes. Ward County zoning applies with the township recommending approval.

Moved by Comm. Kibler, seconded by Comm. Podrygula to approve the plat request from Kristi and Chad McDonald and to move to 2<sup>nd</sup> reading as presented. Roll call; all voted yes; motion carried.

Mr. Doug Diedrichsen appeared and spoke regarding a noncompliance issue with NDCC 54-21.3-04 in Article VII, Issuance of Building and Occupancy Permits in our new draft ordinance (also in our current ordinance on page 21, Section VI Limitations). The noncompliance issue is in regard to not requiring building permits for agriculture residential structures.

A discussion was held that touched on townships who do their own permitting, regulatory flood plain, and development review process.

Dana Larsen entered the meeting at 8:02 PM.

Mr. Diedrichsen will do further research on specific language to use and will bring back this issue at a later date.

Moved by Comm. Fjeldahl, seconded by Comm. Kibler to change next month's Ward County Planning Commission meeting date from September 15, 2022 to September 13, 2022 at 7:00 PM. Roll call; all voted yes; motion carried.

There being no further business, the meeting was adjourned at 8:45 PM.

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Chairperson, Ward County Planning Commission

Attest:

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Ward County Auditor, Secretary