

Minutes of the Ward County Planning Commission

October 20, 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, Kibler, Livingston, and Schumaker present. Also present were Planning & Zoning Administrator Doug Diedrichsen and Secretary Lynae Schroeder.

Moved by Comm. Schumaker, seconded by Comm. Kibler to approve the Planning and Zoning Commission Meeting minutes from September 15, 2022. Roll call; all voted yes; motion carried.

Galen Scheresky submitted an application for a plat for the following described property: Proposed Outlot 2 being all of Outlot 1 and an unplatted portion of the NW4NW4 27-151-83. The applicant is proposing to parcel an outlot, proposed outlot 2 is 24.49 acres. This outlot is for future agricultural purposes. Ward County zoning applies with the township recommending approval.

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

Jim Budeau submitted an application for a plat for the following described property: Proposed Outlots 43 & 44 being a portion of Outlot 33 and Outlot 25 lying in the SE4 14-154-82. The applicant is proposing to parcel two Outlots, proposed Outlot 43 is 18.08 acres, proposed Outlot 44 is 27.48 acres. These outlots are for future residential purposes. Ward County zoning applies with the township recommending approval.

Moved by Comm. Evans, seconded by Comm. Fjeldahl to approve the plat request from Jim Budeau as presented. Roll call; all voted yes; motion carried.

Mr. Diedrichsen gave an update on the Zoning Ordinance draft. He has completed his review of both the old and new ordinances, and the building permit is the only difference other than those changes intentionally made by the Planning Commission. Mr. Diedrichsen is continuing to work on flood plain/flood way enforcement language which should be ready for review at the next meeting.

Mr. Diedrichsen is waiting for proper formatting on the Zoning Ordinance draft from Joel before the document can be accepted. At that time, the Zoning Ordinance draft will be sent out to the Planning Commission to be accepted which would end anything further from KLJ. At that point, Mr. Diedrichsen will take over the document and schedule meetings in the communities for feedback. A discussion was held on holding these meetings and how important it is to have stakeholders present.

Discussion on annexations and trash collections in the ET areas and how there is city zoning authority but no nuisance authority over this land. At this point, the county ends up with these type of problems and has to deal with the mess the city created. Comm. Evans stated the city is hoping to have scheduled meetings with the Commissioners to discuss issues such as these and how to deal with them.

Discussion on annexations, zone changes, and taxing by usage of property.

There being no further business, the meeting was adjourned at 7:39 PM.

Chairperson, Ward County Planning Commission

Attest:

Ward County Auditor, Secretary