CASS COUNTY PLANNING COMMISSION
JANUARY 25, 2018

1. MEETING TO ORDER
A meeting of the Cass County Planning Commission was called to order on January 25, 2018, at 7:00 AM in the Vector Control Conference Room with members present as follows: Todd Ellig, David Gust, Ken Lougheed, Keith Monson, Arland Rasmussen, and Mark Wentz. Kevin Fisher and Tim Mahoney were absent. Also present was County Planner Hali Durand, and several landowners.

2. MINUTES, APPROVED
   MOTION, passed
Mr. Gust moved and Mr. Ellig seconded to approve the minutes of the December 7, 2017, meeting as presented. Motion carried.

3. NEW BUSINESS
Ms. Durand said a study review committee for the Cass County Comprehensive Plan update will hold meetings in February and March.

The North Dakota Parks and Recreation Department has a Recreational Trails Program grant available that cities, counties, townships, and park districts can apply for. The county or MetroCOG would have to sponsor a smaller entity if they wish to apply.

The City of Horace is updating their sanitary sewer system.

FEMA is encouraging entities to incorporate No Adverse Impact (NAI) floodplain management into floodplain ordinances.

County GIS maps are being updated to provide more floodplain information to landowners.

4. SUNNY VALLEY ACRES SECOND SUBDIVISION (Minor Subdivision), Final plat approved
Mr. Lougheed opened the public hearing.

An application for a Minor Subdivision (plat) was received by the Cass County Planning Office for approval of a tract of land located in part of the Northwest Quarter of Section 35, Township 138 North, Range 49 West, in Stanley Township to replat the original plat of Sunny Valley Acres Subdivision. The said tract contains 3.233 acres of land, more or less. The proposed ownership and maintenance responsibility of the subdivision will remain private. The subdivision will use private gravel roads, ditches for storm sewer conveyance, rural water, and will remain connected to the St. Benedict’s onsite septic sewer system for waste water treatment. The existing land is and will remain R-1, Single and Two Family Residential District.

Ms. Durand recommends approval of the Final Plat as presented it meets all required regulations.
Mr. Ellig said Stanley Township did not receive this application until after their last meeting so it has not yet been discussed. Mr. Ellig sees no issues with the application.

Mr. Monson arrived for the remainder of the meeting.

Ms. Durand said the landowners are attempting to correct boundaries and errors that existed in the original subdivision.

The public hearing was closed.

\textit{MOTION, passed}

Mr. Gust moved and Mr. Wentz seconded to recommend approval to the Cass County Commission of the Final Plat for Sunny Valley Acres Second Subdivision (Minor Subdivision) as presented. Motion carried.

5. TORGERSON THIRD SUBDIVISION (Minor Subdivision), Final plat approved

Mr. Lougheed opened the public hearing.

An application for a Minor Subdivision (plat) was received by the Cass County Planning Office for approval of a tract of land located in part of the Southwest Quarter of Section 16, Township 137 North, Range 50 West, in Normanna Township to plat two lots for residential development. The said tract contains 10.25 acres of land, more or less. The ownership and maintenance responsibility of the subdivision will be private. The subdivision will use private gravel roads, ditches for storm sewer conveyance, rural water, and an onsite septic sewer system for waste water treatment. The existing land is and will remain AG, Agricultural.

Ms. Durand recommends approval of the Final Plat as presented as it meets all required regulations, with the inclusion of a Deed Restriction of land up to 80 acres and the requirement that an existing access be moved.

The public hearing was closed.

\textit{MOTION, passed}

Mr. Rasmussen moved and Mr. Ellig seconded to recommend approval to the Cass County Commission of the Final Plat for Torgerson Third Subdivision (Minor Subdivision) as presented. Motion carried.

6. HODGSON FARM SUBDIVISION (Minor Subdivision), Final plat approved

Mr. Lougheed opened the public hearing.

An application for a Minor Subdivision (plat) was received by the Cass County Planning Office for approval of a tract of land located in part of the Southeast Quarter of Section 28, Township 142 North, Range 50 West, in Gardner Township to plat one lot for sale. The said tract contains 3.167 acres of land, more or less. The ownership and maintenance responsibility of the subdivision will be private. The subdivision will use private gravel roads, ditches for storm sewer conveyance, rural water, and an onsite
septic sewer system for waste water treatment. The existing land is and will remain AG, Agricultural.

Ms. Durand recommends approval of the Final Plat as presented as it meets all required regulations, with the inclusion of a Deed Restriction of land up to 40 acres.

Mr. Ellig said in situations such as this where land is being subdivided and no boundaries are changing ownership it seems that the platting process becomes an undue and expensive burden on landowners. Ms. Durand said as no plat exists there is a change taking place.

Mr. Lougheed said perhaps in certain circumstances a fast-track process should be developed for landowners that is faster and less costly.

Mr. Monson left for the remainder of the meeting.

The public hearing was closed.

MOTION, passed
Mr. Gust moved and Mr. Rasmussen seconded to recommend approval to the Cass County Commission of the Final Plat for Hodgson Farm Subdivision (Minor Subdivision) as presented. Motion carried.

7. OLD BUSINESS
Ms. Durand said Teegarden Subdivision, Jordan Subdivision, and Wadeson Acres Subdivision have been recorded.

Mr. Lougheed, Mr. Gust, Mr. Wentz, and Dr. Mahoney have all been reappointed to the Cass County Planning Commission Board.

Ms. Durand said as discussed at a previous meeting, the deed restriction for Lindeman Subdivision was never recorded despite the plat being recorded. When the property is eventually sold the deed restriction will be enforced and recorded.

Mr. Lougheed said per previous discussion, he would like to see Ms. Durand put together a document as a starting point to bring forward some sort of fast-track system for certain types of plats. The document should come before this commission for discussion before being presented to the county commission. The purpose of the fast-track system would be to save landowners time and money if they meet certain criteria.

Mr. Ellis asked if creating a fast-track process would circumvent the process and ordinance currently in place. Mr. Gust said a fast-track process would not be meant to go around what is currently in place, but to simplify the process in certain situations.

8. ADJOURNMENT
On motion by Mr. Gust, seconded by Mr. Rasmussen, and all voting in favor, the meeting was adjourned at 7:56 AM.

Minutes prepared by Brielle Edwards, HR Assistant