CASS COUNTY PLANNING COMMISSION
APRIL 26, 2018

1. MEETING TO ORDER
A meeting of the Cass County Planning Commission was called to order on April 26, 2018, at 7:00 AM in the Vector Control Conference Room with members present as follows: Todd Ellig, Kevin Fisher, David Gust, Ken Lougheed, Tim Mahoney, Keith Monson, Arland Rasmussen, and Mark Wentz. Also present was County Planner Hali Durand, and Joel Quanbeck of KLJ.

2. MINUTES, APPROVED

   MOTION, passed
   Dr. Mahoney moved and Mr. Wentz seconded to approve the minutes of the January 25, 2018, meeting as presented. Motion carried.

3. SUBDIVISION ORDINANCE AMENDMENTS
Ms. Durand said she was asked by this commission to draft a document to simplify the platting process for straightforward cases that meet certain criteria. Ms. Durand provided suggestions to update the Subdivision Ordinance to address the issue, including the removal of the definition of a lot split; updating subdivision exemptions; and requiring a certificate of survey in lieu of a plat for single lot divisions.

   The purpose of the update is to simplify the process and cut down on the time and expense required for landowners under the current system. Ms. Durand worked with the Cass County State's Attorney Office for legal guidance in the update in order to maintain compliance with all state and local laws.

   Ms. Durand said in order to change the Subdivision Ordinance this commission would have to recommend changes to the county commission. The county commission would then be required to have two readings to enact the changes.

   Ms. Durand said the rest of the ordinance changes can be discussed at a subsequent meeting, to allow the group to study the suggestions more closely and ask questions.

4. MURCH 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 26, Township 143 North, Range 52 West of the 5th Principal Meridian, to plat one lot for future residential development. The said tract contains 5.71 acres of land, more or less. The 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 an onsite septic sewer system for waste water treatment. The existing land is and will remain 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. There are no immediate plans to build on the lot.

The public hearing was closed.

*MOTION, passed*

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

5. **COMPREHENSIVE PLAN UPDATE**

Joel Quanbeck of KLJ was present to provide a presentation on the Cass County Comprehensive Plan. Mr. Quanbeck said there will be a future public hearing on the draft plan.

6. **ADJOURNMENT**

On motion by Mr. Rasmussen, seconded by Mr. Monson, and all voting in favor, the meeting was adjourned at 8:38 AM.

Minutes prepared by Brielle Edwards, HR Assistant