1. **MEETING TO ORDER**

A meeting of the Cass County Planning Commission was called to order on December 7, 2017, at 7:00 AM in the Vector Control Conference Room with members present as follows: Todd Ellig, David Gust, Mark Wentz, and Kevin Fisher. Keith Monson and Dr. Mahoney were present via conference call. Arland Rasmussen and Ken Lougheed were absent. Also present were Cass County Planner Hali Durand, applicant Timothy Wadeson and Adam LaPlante from Benjamin Custom Homes.

2. **MINUTES, APPROVED**

   **MOTION, passed**

   Mr. Gust moved and Mr. Fisher seconded to approve the minutes of the October 26, 2017, meeting as presented. Motion carried.

3. **WADESON ACRES SUBDIVISION (MINOR SUBDIVISION), Final plat approved**

   Mr. Ellig 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 the northwest quarter of Section 5, Walburg Township, to plat one lot for residential development. The said tract contains approximately 8.00 acres of land, more or less. The proposed 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 on-site septic sewer system for waste water treatment. The existing land is and will remain Agricultural.

   Ms. Durand recommends approval of the Final Plat as it meets the goals and objectives of the Cass County Comprehensive Plan, the Cass County Highway Access Plan, the Flood Damage Prevention Ordinance, the Cass County Subdivision Ordinance and all other applicable regulations, with conditions for approval to include a Deed Restriction of land up to 40 acres and a copy of the soil test once completed.

   In answer to Mr. Ellig’s question, Ms. Durand stated a site plan for the construction of the home was included in the packet. She recommended updating the Subdivision Ordinance to include site plans as a requirement for applications. Discussion followed.

   The public hearing was closed.

   **MOTION, passed**

   Mr. Gust moved and Mr. Wentz seconded to recommend approval to the Cass County Commission of the Final Plat for Wadeson Acres Subdivision (Minor Subdivision) as presented. Motion carried.
4. **OLD BUSINESS**
Ms. Durand informed the commissioners that final plats for the Teegarden Subdivision and Jordan Subdivision are ready for recording.

5. **NEW BUSINESS**
Ms. Durand stated that a meeting will be held this week to begin discussion and planning of the transportation component for the Comprehensive Plan update.

In response to a request from Warren Township, Ms. Durand has developed and updated ordinances relating to crew camps, adult entertainment, wind energy systems, and solar energy systems, and has begun creating an ordinance for medical marijuana for townships to use.

Ms. Durand attended Warren Township's zoning commission meeting where there was discussion on construction plans for Jordan Subdivision and a proposal of an asphalt plant in the township.

6. **ADJOURNMENT**
   On motion by Mr. Gust, seconded by Mr. Fisher, and all voting in favor, the meeting was adjourned at 7:20 AM.

Minutes prepared by Hali Durand, County Planner