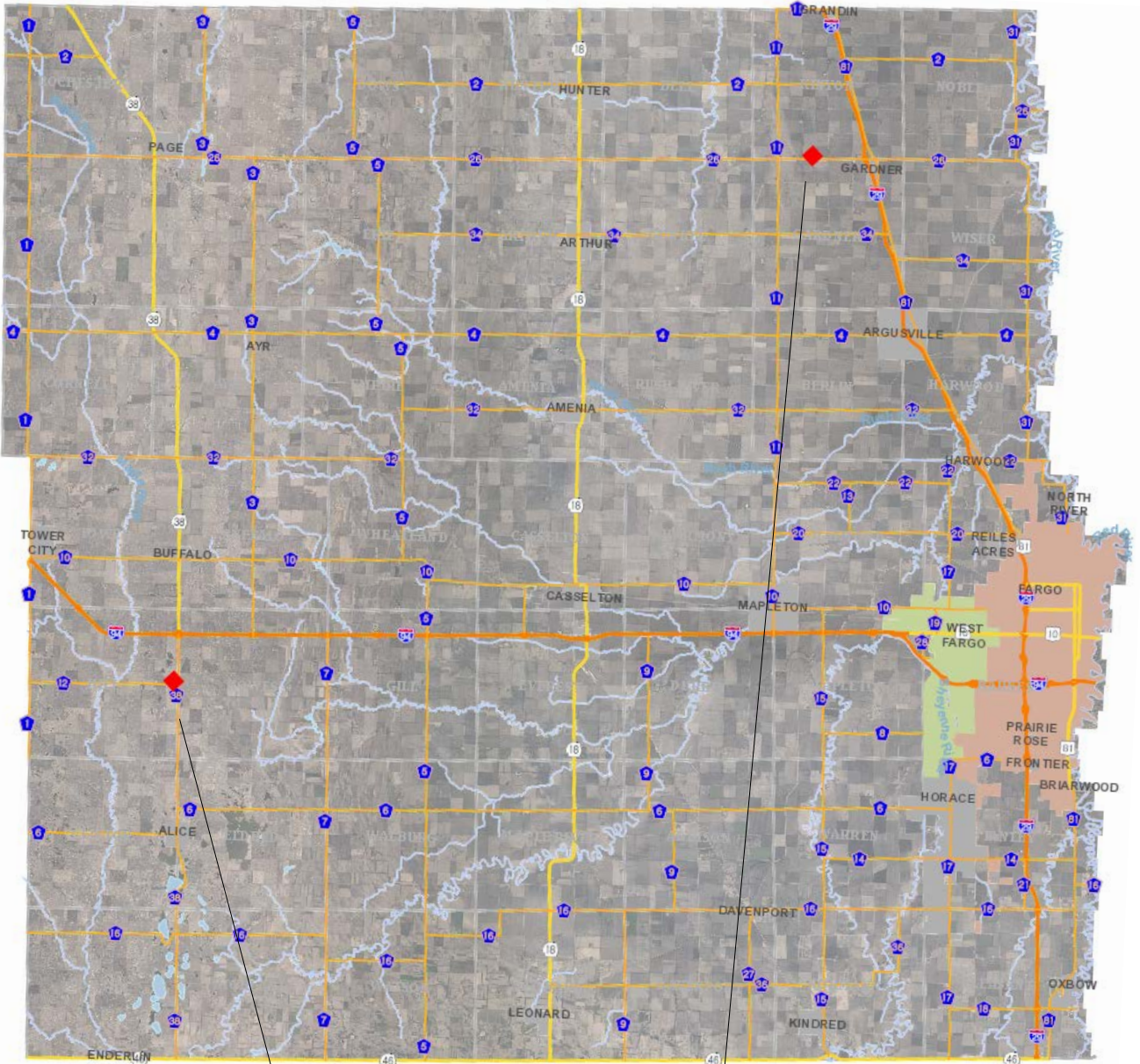


Cass County Planning Commission Meeting
Thursday, February 23, 2017 at 7:00 a.m.
Cass County Highway Department Vector Conference Room
1201 West Main Avenue in West Fargo
Agenda

Business Items:

1. Call to Order
2. Roll Call
3. Determination of a Quorum
4. Approve Meeting Minutes of December 8, 2016
5. New Business
 - A. Keith Monson has been reappointed to the Cass County Planning Commission for a four-year term ending December 31, 2020.
 - B. Reappoint a Planning Commissioner to the Road Advisory Committee.
 - C. Growth and traffic flows on County Road 17 – Perry Ronning
 - D. Public Hearing Items:
 - Barker's 2016 Subdivision – a Minor Subdivision in Section 33 of Kinyon Township
 - DM Subdivision – a Minor Subdivision in Section 13 of Hill Township
6. Old Business
7. Adjournment

A. Public Hearing Items:



DM Subdivision

Barker's 2016 Subdivision

Final Plat Report

Title: Barker's 2016 Subdivision
Owner(s): Brian Barker
Representative: Doug Madsen
Type of Request: Minor Subdivision (2 lots)
Status: Final Hearing at the February 23, 2017 Planning Commission Meeting

Proposal:

An application for a Minor Subdivision (plat) has been received by the Cass County Planning Office for approval of a tract of land located in part of the Southwest Quarter of Section 33, Township 143 North, Range 50 West of the 5th Principal Meridian, Cass County, North Dakota in Kinyon Township to plat two (2) lots containing 20.00 acres of land more or less for sale and residential development.

Lot 1 will be purchased and a home will be moved on the property. Only one access will be needed for both lots. The 175 foot buffer to the east is allotted for runoff and site drainage. There is no floodplain designation for this property.

Existing and Proposed Land Use:

The existing land is and will remain Agricultural.

Staff Analysis:

According to FEMA's National Flood Hazard Layer, the proposed plat is currently within Zone X as per Panel Number 38077C0100D effective 12/18/09. As per the preliminary Western Cass Flood Study, this area will remain in Zone X. Wetlands are designated along the course of the Sheyenne River. The proposed subdivision is located north of 50th St SE and west of County Road 36 and is bound by agricultural land. The proposed use is consistent with County and Township Ordinances.

Agency Comments:

Water Resource District	The North Cass Water Resource District has no comment to submit regarding the subdivision.
Century Link	The subdivision is acceptable to Centurylink. No further comments or recommendations.
County Sanitarian	There are no existing septic permits for this property. A soil test and permit would be required before a septic system could be installed.
NDDOT	The subdivision has been reviewed and there are no comments.
Cass County Electric Cooperative	There is an existing easement from 1945 for a power line that runs along the north side of County Road 26 in Section 33.
Xcel Energy	There are no facilities in the area and there are no plans to serve this area.
City of Fargo	The City has no comments.

Conditions for Approval:

Along with the Final Plat, requirements would also include a Deed Restriction for 80 acres less the Barker's 2016 Subdivision. Taxes will also need to be paid prior to the subdivision being recorded.

Recommendation:

To approve the Final Plat as presented, with the conditions for approval, 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 applicable Township Ordinances.

Final Plat Report

Title: DM Subdivision
Owner(s): Deb Miller
Representative: Carl Olson, KLJ
Type of Request: Minor Subdivision (1 lot)
Status: Final Hearing at the February 23, 2017 Planning Commission Meeting

Proposal:

An application for a Minor Subdivision (plat) has been received by the Cass County Planning Office for approval of a tract of land being an unplatted portion of land located in the Southeast Quarter of Section 13, Township 139 North, Range 55 West of the 5th Principal Meridian, Cass County, North Dakota in Hill Township to plat one (1) lot containing 7.36 acres of land more or less for sale.

There are wetlands adjacent but not affecting the site.

Existing and Proposed Land Use:

The existing land is and will remain Agricultural.

Staff Analysis:

According to FEMA's National Flood Hazard Layer, the proposed plat is currently within Zone X as per Panel Number 38077C0100D effective 12/18/09. As per the preliminary Western Cass Flood Study, this area will remain in Zone X. Wetlands are designated along the course of the Sheyenne River. The proposed subdivision is located north of 50th St SE and west of County Road 36 and is bound by agricultural land. The proposed use is consistent with County and Township Ordinances.

Agency Comments:

Water Resource District	The Maple River Water Resource District has no comment to submit.
Century Link	This property is outside of Centurylink's service area, therefore Centurylink has no comment on this subdivision.
County Sanitarian	The Miller property has two permitted septic systems. There is a septic system for the home and a separate septic system for the shop. A soil test is also on file for the existing systems.
Cass County Electric Cooperative	The Miller farm is served with underground cable from the overhead on the south side of County Road 12.
Xcel Energy	There are no facilities in the area and there are no plans to serve this area.
City of Fargo	The City has no comments

Conditions for Approval:

Along with the Final Plat, requirements would also include a Deed Restriction for 40 acres less the DM Subdivision.

Recommendation:

To approve the Final Plat as presented, with the conditions for approval, 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 applicable Township Ordinances.