

Cass County Planning Commission Meeting
Thursday, September 28, 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 July 27, 2017
5. New Business

A. Public Hearing Items:

Teegarden Subdivision – a Minor Subdivision in Section 24 of Watson Township

6. Old Business
7. Adjournment

**CASS COUNTY PLANNING COMMISSION
JULY 27, 2017**

1. MEETING TO ORDER

A meeting of the Cass County Planning Commission was called to order on July 27, 2017, at 7:00 AM in the Vector Control Conference Room with members present as follows: Todd Ellig, Kevin Fisher, Ken Lougheed, and Mark Wentz. Keith Monson was present via conference call. Arland Rasmussen, David Gust and Dr. Mahoney were absent. Also present was County Planner Hali Durand, County Engineer Jason Benson, and Joel Quanbeck with KLJ.

2. MINUTES, APPROVED

MOTION, passed

Mr. Ellig moved and Mr. Fisher seconded to approve the minutes of the May 25, 2017, meeting as presented. Motion carried.

3. David Acres 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 the southeast quarter of Section 14, Lake Township, to plat one lot for residential sale. The said tract contains approximately 10.5 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~~80 acres.

Ms. Durand stated that this plat is being done mostly due to a refinancing. Access and septic are already existing.

The public hearing was closed.

MOTION, passed

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

4. Cass County Comprehensive and Transportation Plan Task Force Membership

Mr. Durand introduced Joel Quanbeck with KLJ who reviewed the plan to update the County's Comprehensive and Transportation Plan. A task force will be formed and Mr. Quanbeck would like input from the Planning Commission as to the makeup of that task

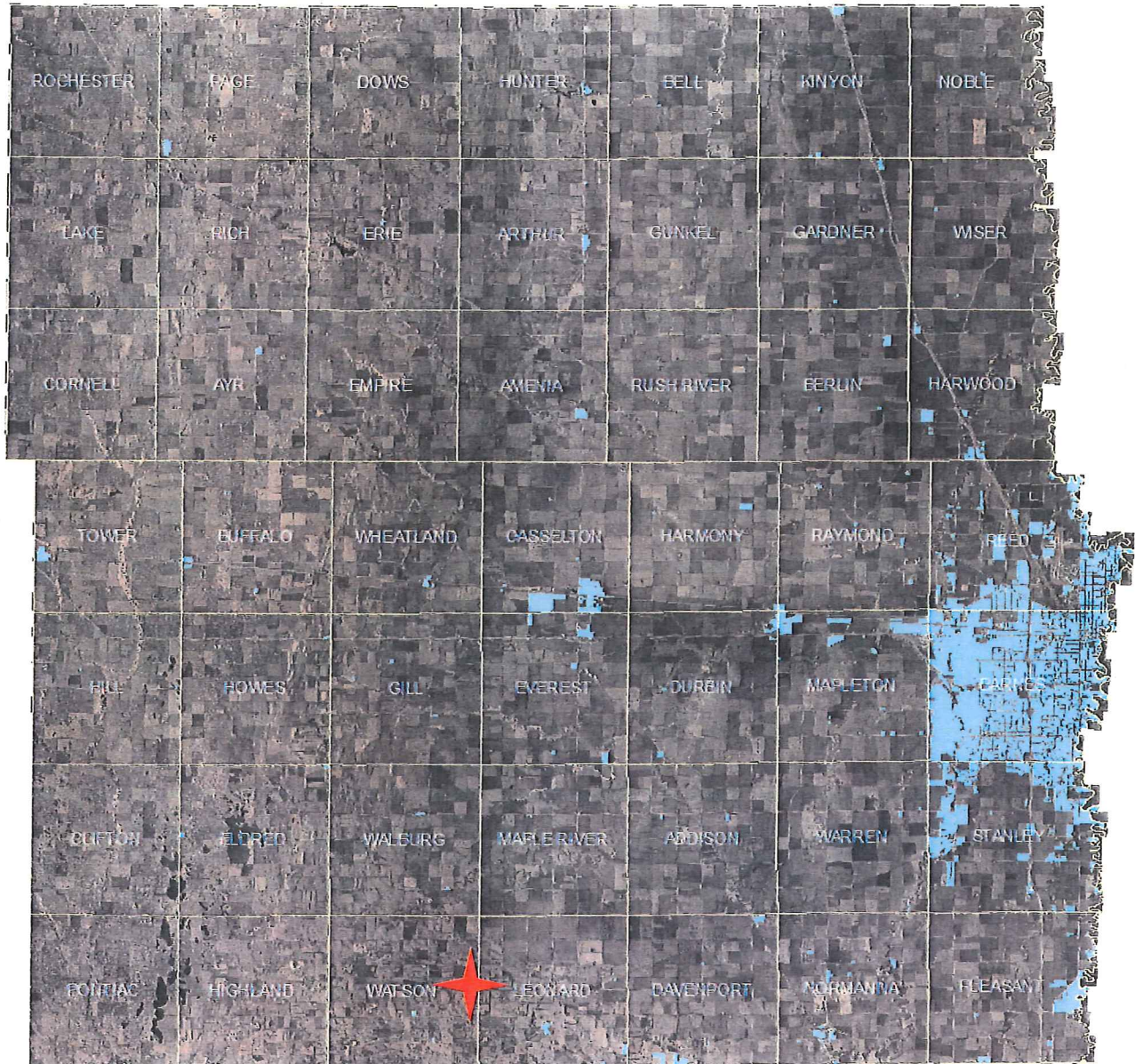
force and suggestions as to who should be invited to participate. Mr. Quanbeck and Ms. Durand provided the board with a list of those that have already identified as possible members and asked the Commission to review that list and give other names for the categories that have not yet had someone identified. The Planning Commission is in consensus that those already identified and those suggested during their meeting are agreeable.

5. ADJOURNMENT

On motion by Mr. Ellig, seconded by Mr. Wentz, and all voting in favor, the meeting was adjourned at 7:55 AM.

Minutes prepared by DeAnn Buckhouse, Senior Clerk

A. Public Hearing Items:



 Teegarden Subdivision

Final Plat Report

Title: Teegarden Subdivision
Owner(s): Julie Teegarden
Type of Request: Minor Subdivision (1 lot)
Status: Final Hearing at the September 28, 2017 Planning Commission Meeting

Existing and Proposed Land Use:

The existing land is and will remain Agricultural.

Proposal:

The applicant is seeking approval of a Minor Subdivision to plat 1 lot for residential sale.

The said tract contains 6.24 acres of land, more or less. The proposed ownership and maintenance responsibility of the subdivision will be private. The subdivision will use public gravel roads, ditches for storm sewer conveyance, rural water, and an on-site septic sewer system for waste water treatment.

Location:

The tract is located in part of the Northeast Quarter of Section 24, Township 137 North, Range 53 West in Watson Township.

Agency Comments

<i>Water Resource District</i>	The Maple River Water Resource District has no comment.
<i>Cass County Engineer</i>	There are no concerns.
<i>Cass County Electric Cooperative</i>	The owners have been in contact with the area supervisor and are aware that the line extension is close to a mile to their proposed property.
<i>Century Link</i>	No comment.
<i>Cass Rural Water</i>	<i>This property is signed up for the Leonard Area Arsenic Project or Leonard's rural water project and will have service.</i>
<i>North Dakota Department of Transportation</i>	The proposed plan has been reviewed and there are no comments.
<i>County Sanitarian</i>	An onsite sewage treatment system permit application and soil test will need to be completed prior to residential construction.
<i>Township Chairman</i>	There are no issues with the proposal.
<i>The City of Fargo</i>	The proposed subdivision is outside of Fargo City limits and there are no comments.

Staff Analysis:

The proposed subdivision is bound by agricultural land and the proposed use is consistent with Township Ordinances.

The proposed plat is currently within an unmapped area therefore no flood determination has been made. No wetlands are present within the subject tract.

A deed restriction will be required to be recorded for land up to forty acres.

Staff Recommendation:

To accept the findings and recommendations of staff and recommend approval to the County Commission of the proposed application as the proposal 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.



4144.63'
S89°47'42"E

SEC 13-T

CASS COUNTY ENGINEER

CASS COUNTY ENGINEER THIS _____ DAY OF _____, 2017.

COUNTY ENGINEER

S89°47'42"

CASS COUNTY PLANNING COMMISSION

CASS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____

TAN _____

COUNTY BOARD OF COMMISSIONER'S APPROVAL

CASS COUNTY BOARD OF COMMISSIONERS THIS _____ DAY OF _____, 2017.

LOT 14N
6.24 AC

AUDITOR, CASS COUNTY

WATSON TOWNSHIP

WATSON TOWNSHIP, CASS COUNTY, NORTH DAKOTA, THIS _____ DAY
_____, 2017.

TOWNSHIP CLERK

SEC 24-T137N-R53W

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613.65'

N87°36'59"W - 241.29'

SHEET 1 OF 1

FOR RECORDING PURPOSES



Neset
LAND SURVEYS

