

Cass County Planning Commission Meeting
Thursday, October 26, 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 September 28, 2017
5. New Business

A. Public Hearing Items:

Jordan Subdivision – a Minor Subdivision in Section 17 of Warren Township

6. Old Business
7. Adjournment

**CASS COUNTY PLANNING COMMISSION
SEPTEMBER 28, 2017**

1. MEETING TO ORDER

A meeting of the Cass County Planning Commission was called to order on September 28, 2017, at 7:00 AM in the Vector Control Conference Room with members present as follows: Todd Ellig, David Gust, Ken Lougheed, Keith Monson, Tim Mahoney, and Mark Wentz. Kevin Fisher and Arland Rasmussen were absent. Also present were County Planner Hali Durand, and County Engineer Jason Benson.

2. MINUTES, APPROVED

MOTION, passed

Mr. Monson moved and Mr. Gust seconded to approve the minutes of the July 27, 2017, meeting as presented. Motion carried.

3. TEEGARDEN 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 Northeast Quarter of Section 24, Township 137 North, Range 53 West, in Watson Township to plat one 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. The existing land is and will remain agricultural.

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

Mr. Ellig asked what the Leonard Area Arsenic Project is, as referenced by the Cass Rural Water agency. Ms. Durand said it is a water quality project.

The public hearing was closed.

MOTION, passed

Dr. Mahoney moved and Mr. Wentz seconded to recommend approval to the Cass County Commission of the Final Plat for Teegarden Subdivision (Minor Subdivision) as presented. Motion carried.

4. OLD BUSINESS

Lindeman Subdivision

Ms. Durand said the plat for Lindeman's Subdivision has been recorded; however, the deed restriction has still not been signed or recorded. Ms. Durand asked for input on a path forward and whether or not development should be allowed to take place.

Mr. Gust said the deed restriction is part of the ordinance and the approval for the subdivision was contingent on the deed restriction. The deed restriction was also part of the sale agreement.

Mr. Lougheed said perhaps a letter from the State's Attorney Office reminding the seller of his promise to sign the deed restriction would be helpful.

Mr. Benson said in the future plats should not be recorded until all additional necessary paperwork has been completed and received.

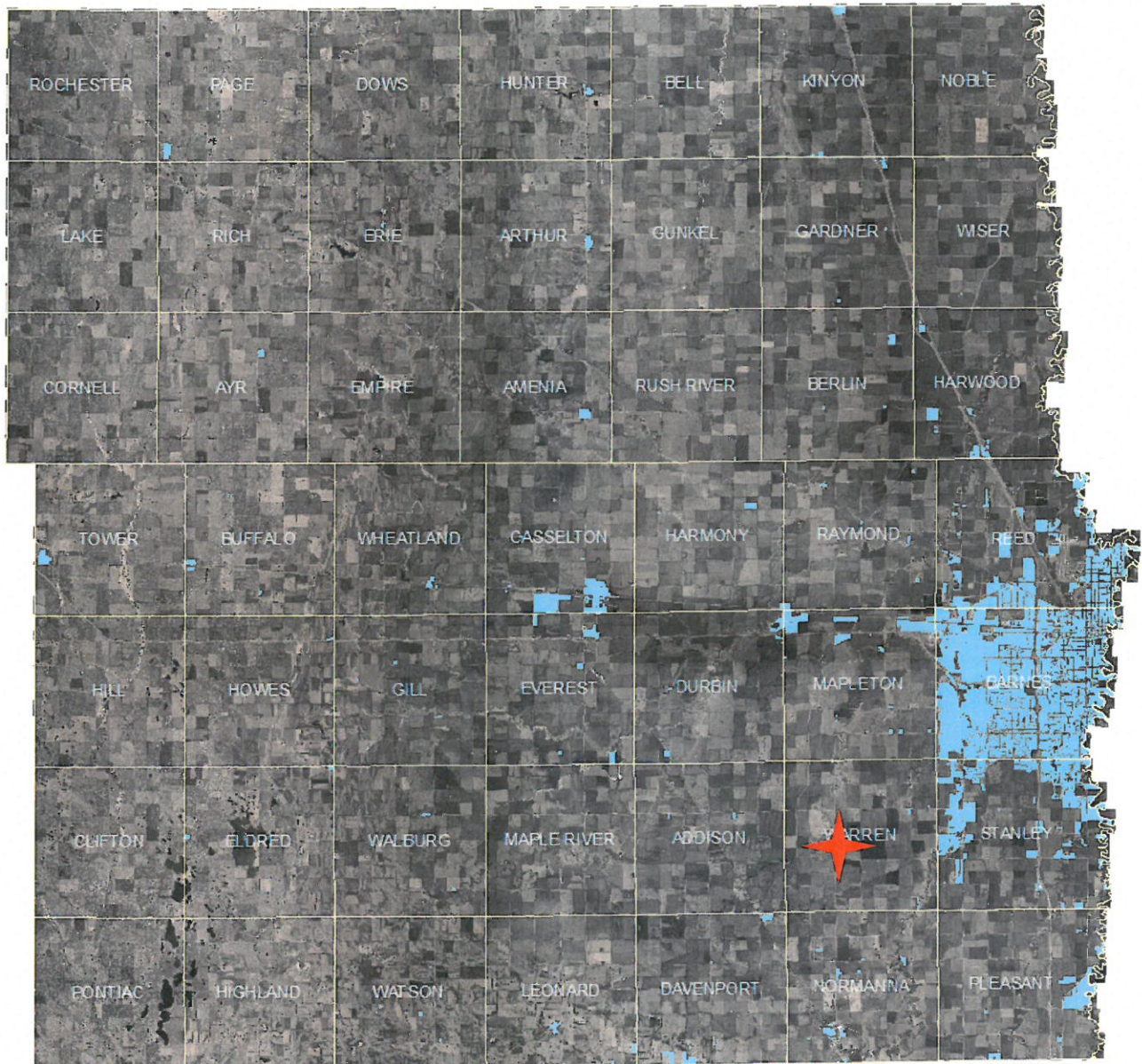
Cass County Comprehensive Plan

Mr. Lougheed asked for an update on the process for developing a new County Comprehensive Plan. Ms. Durand said the preliminary meetings have been well attended and well received. Mr. Benson said the plan has not been updated since 2005 and all pertinent information and a survey have been posted on the county's website.

5. **ADJOURNMENT**

On motion by Mr. Ellig, seconded by Mr. Gust, and all voting in favor, the meeting was adjourned at 7:38 AM.

A. Public Hearing Items:



Jordan Subdivision

Final Plat Report

Title: Jordan Subdivision
Owner(s): Sheri Jordan
Type of Request: Minor Subdivision (1 lot)
Status: Final Hearing at the October 26, 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 16.58 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 Southeast Quarter of Section 17, Township 138 North, Range 50 West in Warren 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>	No comment.
<i>Century Link</i>	No comment.
<i>Cass Rural Water</i>	This site is currently connected to Cass Rural Water.
<i>North Dakota Department of Transportation</i>	The proposed plan has been reviewed and there are no comment or concerns.
<i>County Sanitarian</i>	No comments.
<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:

Since there are no improvements, developments, or new construction on this site, the proposed subdivision currently has the needed infrastructure in place. Looking at the floodplain information, 2011 imagery shows no water inundation on site and the property is not mapped in a special flood hazard area. The parcel is bound by agricultural land and therefore has minimal impacts on surrounding landowners. The proposed use is consistent with Township Ordinances.

The landowner owns the entire quarter section of land and agrees to a deed restriction up to forty acres.

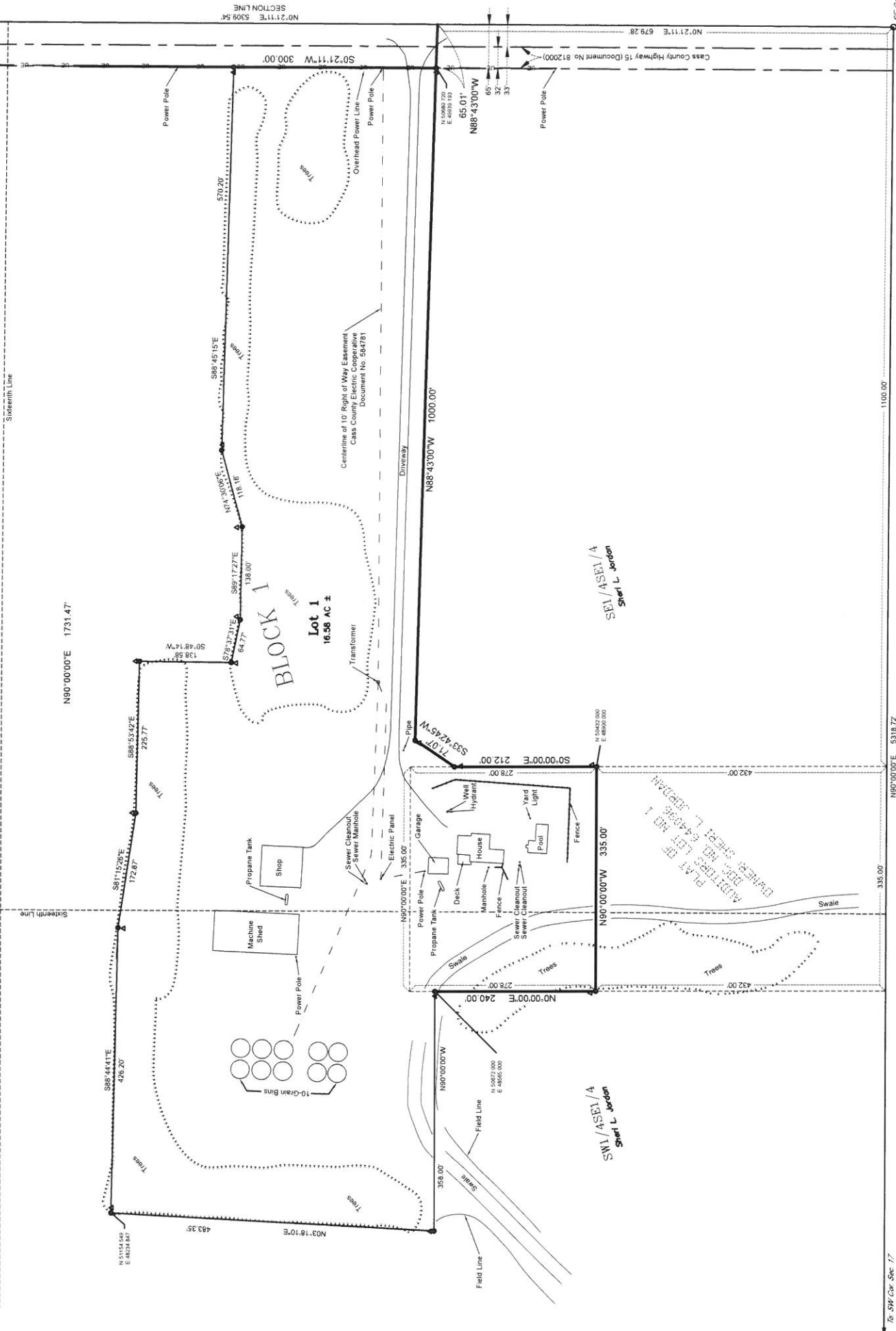
Staff Recommendation:

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.

**PRELIMINARY PLAT OF
JORDAN SUBDIVISION**
A part of the South Half of the Southeast Quarter and a part of
Auditors Lot 1, Section 17, Township 138 North, Range 50 West of the
5th P.M., Warren Township, Cass County, North Dakota

NW1/4SE1/A
Sheri L. Jordan

NE1/4SE1/A
Sheri L. Jordan



SECTION LINE
N80°00'00\"/>

OWNER CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Sheri L. Jordan, formerly known as Sheri L. Schulz, whose address is 4487-165th Avenue SE, Denverport, ND 58021, is the owner and proprietor of a tract of land located in the South Half of the Southeast Quarter (S1/2SE1/4) and a part of Auditors Lot No. 1, Section 17, Township 138 North, Range 50 West of the Fifth Principal Meridian, Cass County, North Dakota, and more particularly described as follows:
Commencing at the iron monument marking the Southeast Corner of said Section 17 (Land Survey Monument Record No. 700); thence on an assumed bearing of North 00°21'11\"/>

Said owners have caused the above described tract of land to be surveyed and platted as "JORDAN SUBDIVISION" in the County of Cass and the State of North Dakota, and do hereby dedicate and convey to the public for public use the utility easements as shown on this plat.
OWNER
Sheri L. Jordan
STATE OF _____ IS
COUNTY OF _____
On this _____ day of _____, 2017, before me, a notary public, with said county, personally appeared Sheri L. Jordan known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.
Notary Public
My commission expires _____, 20__

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGMENT

I, Steven A. Ackerman, Registered Land Surveyor, under the laws of the State of North Dakota, do hereby certify that this plat is a true and correct representation of the survey of said subdivision; that the distances shown on said plat are correct; that the monuments for the guidance of future surveys have been located or placed in the ground as shown.
Dated this _____ day of _____, 2017.
Steven A. Ackerman, Registered Land Surveyor
STATE OF NORTH DAKOTA)
COUNTY OF RICHLAND)
On this _____ day of _____, 2017, before me, a notary public, with and for said county personally appeared Steven A. Ackerman, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same.
Notary Public

COUNTY ENGINEER REVIEW
Approved by Cass County Engineer this _____ day of _____, 2017.
Jason Benson, Cass County Engineer

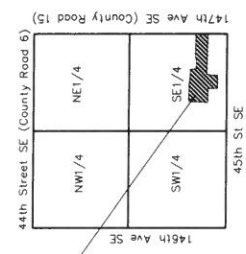
WARREN TOWNSHIP REVIEW
Reviewed by Warren Township, Cass County, North Dakota this _____ day of _____, 2017.
Chairman _____
Attest: Clerk _____

CASS COUNTY COMMISSION APPROVAL
Approved by the Board of County Commissioners and ordered filed this _____ day of _____, 2017.
Chad Peterson, Chairman
Attest: Michael Mompalao, Cass County Auditor

CASS COUNTY PLANNING COMMISSION REVIEW
Reviewed by the Cass County Planning Commission this _____ day of _____, 2017.
Ken Loughhead, Chair
Attest: Secretary _____

SCALE: 1 inch = 100 feet

- LEGEND**
- CORNER MARKED WITH A 1/4\"/>
- NOTE: - THIS SURVEY IS BASED ON AN ASSUMED MERIDIAN



Interstate Engineering, Inc.
P.O. Box 687
Warwick, ND 58574-0687
Phone: (701) 442-2515
Fax: (701) 442-2515
Office in North Dakota, Minnesota, Montana and South Dakota



CASS COUNTY COMPREHENSIVE AND TRANSPORTATION PLAN

Cass County is in the process of developing a Comprehensive and Transportation Plan to foster a more vibrant and resilient county. The Comprehensive Plan is an official document adopted by the Cass County Board of Commissioners as a policy guide, vision, and roadmap to the future. The Cass County Comprehensive and Transportation Plan is expected to be completed and adopted by June 2018. The three-phase process is shown below. Phase I identifies trends and existing conditions, Phase II studies and recommends options and alternatives, and Phase III creates an implementation plan.

WE WANT YOUR INPUT



STAY CONNECTED!

Please take a short survey to help us understand your opinions about the future of Cass County. The online survey is available at:

www.surveymonkey.com/r/Cass2045

If you would prefer a paper copy, email

durandh@casscountynynd.gov

or call
701-271-5018.

Public comments welcome!

Send written comments to:

Joel Quanbeck, Project Manager
728 East Beaton Drive
West Fargo, ND 58078

or to
Joel.Quanbeck@kljeng.com
with "Cass County Public Input" in
the subject line.

Information regarding
the Comprehensive and
Transportation Plan will be
housed on the County's
website:

www.casscountynynd.gov

Intermediate reports and
information on public
meetings will be posted as
available.



PROJECT TIMELINE

