



## MEMORANDUM

### Highway Department

Jason Benson, P.E.  
County Engineer

Thomas B. Soucy, P.E.  
Deputy County Engineer

Blaine Laaveg  
Superintendent

TO: Cass County Board of Commissioners

FROM: Barrett Voigt, Cass County Planner

DATE: March 11, 2019

SUBJECT: Consent Agenda Topic for the March 18, 2019  
Commission Meeting: **Hoffman Subdivision**  
Application

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The Cass County Planning Commission reviewed the application of the proposed subdivision located in Gill Township, Section 11 at a Public Hearing on January 24, 2019. The intended purpose of the subdivision is to create a lot for residential development.

The Planning Commission is recommending approval of the proposed plat entitlement request and Gill Township has verified that the plat proposal has met township zoning requirements. Therefore, the Planning Commission recommendation is forwarded to the Cass County Board of Commissioners for action.

### SUGGESTED MOTION:

To accept the findings and recommendations of the Planning Commission and staff and recommend approval of the Final Plat, 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, the Township Zoning Ordinance, and all other applicable regulations.

1201 Main Avenue West  
West Fargo, North Dakota  
58078-1301

701-298-2370  
Fax: 701-298-2395



## Cass County Planning Commission Staff Report

<b>Entitlements Requested:</b>	<b>Minor Subdivision (1 Lot)</b> of the NW 1/4 of the SW 1/4 of Section 11, Township 139 North, Range 53 West		
<b>Title:</b>	<b>Hoffman Subdivision</b>	<b>Date:</b>	02-05-2019
		<b>Update:</b>	03-11-2019
<b>Location:</b>	NW 1/4, W 1/4, Section 11, Township 139 North, Range 53 West (14935 38th Street SE, Gill Township)	<b>Staff Contact:</b>	Barrett Voigt
<b>Parcel Number:</b>	41-0000-05746-020		
<b>Owner(s)/Applicant :</b>	Gary Hoffman, Western Trustee/Steve Link	<b>Engineer/Surveyor:</b>	Interstate Engineering Inc.
<b>Status:</b>	County Commission Hearing: March 18, 2019		

Existing Land Use	Proposed Land Use
Agriculture	Residential

### Proposal

The applicant is seeking approval of a minor subdivision entitled **Hoffman Subdivision** to plat one (1) Lot of approximately 10 acres for the purpose of allowing for the sale of the Lot and the construction of a single family residence structure.

The proposed ownership and maintenance responsibility of the subdivision will be private. The subdivision will use state highway road access, ditches for storm sewer conveyance, rural water, and on-site septic systems for waste water treatment.

## Agency Comments

County Engineer	No comments were received prior to publishing the staff report.
Water Resource District	No comments were received prior to publishing the staff report.
Cass County Electric Cooperative	The plat when presented should show CCEC's line and corresponding document number. CCEC does not have an issue with this parcel of land, inasmuch as the landowners are aware of the existing plant and that an easement exists.
Century Link	No comments were received prior to publishing the staff report.
Xcel Energy	No comments were received prior to publishing the staff report.
Magellan Pipeline Company	Magellan Pipeline Company has no assets in any of these areas. Thanks.
Cass Rural Water	No comments were received prior to publishing the staff report.
North Dakota Department of Transportation	No comments were received prior to publishing the staff report.
County Sanitarian	All of the proposed lots meet or exceed our minimum requirements for onsite septic systems, and are not in a floodway. They are approved for the construction of an onsite septic system, but will have to provide the department with a soil test on an undisturbed section of the lot prior to approval to build a system.
Township Chairman	No comments were received prior to publishing the staff report.
The City of Fargo	The Hoffman Subdivision, located in Gill Township, is outside of Fargo's city limits and extra-territorial jurisdiction.
The City of West Fargo	No comments were received prior to publishing the staff report.
Public Comment	No comments were received prior to publishing the staff report.

## Staff Analysis

### *Surrounding Uses*

The subject property is bound by agricultural land and the remaining portion of the parcel will remain tillable. The proposed use is consistent with Township Ordinances.

### *Floodzone*

According to the most recently adopted FEMA flood insurance study, this parcel is unmapped and outside of any delineated special flood hazard area. No wetlands or manmade features are present on the land.

### *Land Development Rights*

The quarter-quarter section is currently undeveloped. The Cass County Subdivision Ordinance (CCSO) Section 308 states that every quarter-quarter section is granted one (1) Development Right to create a buildable lot. However, the proposed subdivision lot does not meet the minimum 40 acre requirements and would require a transfer of a deployment right, along with a deed restriction to meet the transfer of development right requirements.

## Staff Recommendation

To accept the findings and recommendations of the Planning Commission and staff to approve of the subdivision 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, the Township Zoning Ordinance, and all other applicable regulations.

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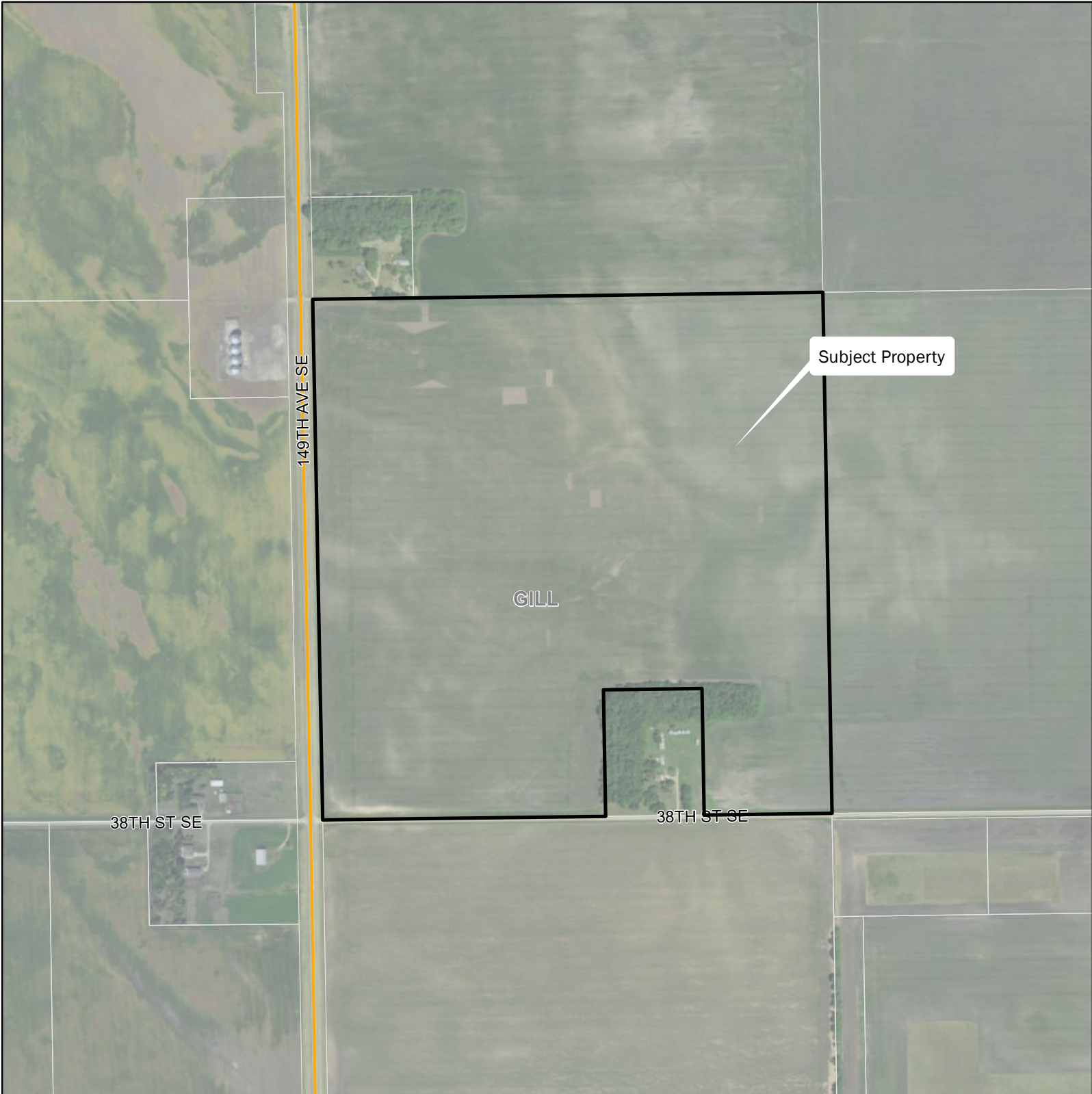
## Attachments

1. Location Map
2. Certificate of Survey
3. Township Approval Letter

# Minor Subdivision

Hoffman Subdivision

Gill, Section 11 - Township 139 North - Range 53 West



Subject Property

GILL

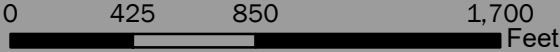
38TH ST SE

38TH ST SE



Maps and data are to be used for reference purposes only and Cass County, ND, is not responsible for any inaccuracies herein contained. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.

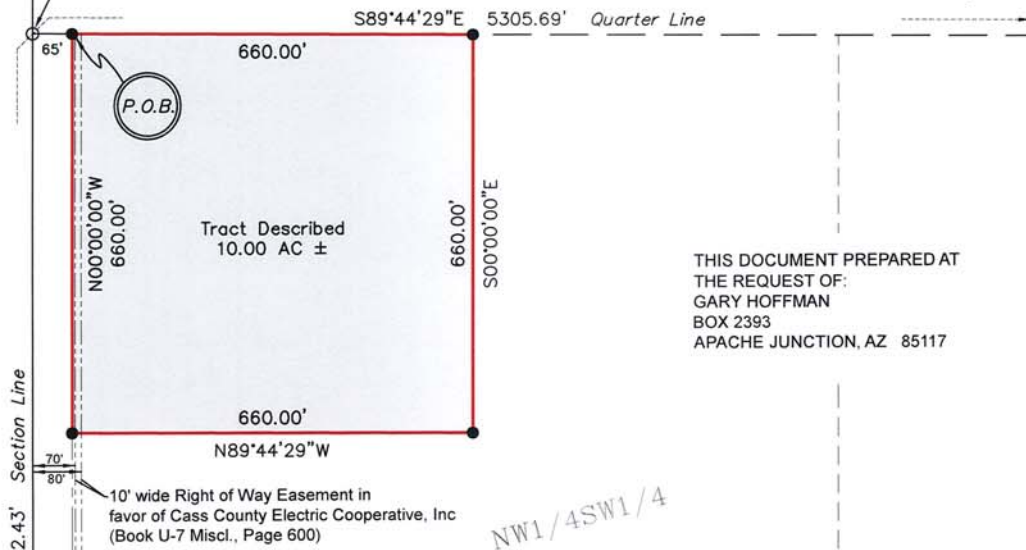
Cass County Planning Commission  
January 24, 2018





W1/4 Cor. Sec. 11  
T139N, R53W  
RLS 6153  
Rec. No. 3304

E1/4 Cor. Sec. 11  
T139N, R53W  
1/2" Rebar  
CR being filed



THIS DOCUMENT PREPARED AT  
THE REQUEST OF:  
GARY HOFFMAN  
BOX 2393  
APACHE JUNCTION, AZ 85117

Section Line  
2632.43'  
N00°00'00\"/>

10' wide Right of Way Easement in favor of Cass County Electric Cooperative, Inc (Book U-7 Misc., Page 600)

NW1/4SW1/4

**Tract Description**

All that part of the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) of Section 11, Township 139 North, Range 53 West of the 5th Principal Meridian, Gill Township, Cass County, North Dakota described as follows:

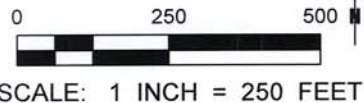
Commencing at the iron monument marking the West Quarter Corner of said Section 11 (Land Survey Monument Record No. 3304); thence on an assumed bearing of South 89°44'29" East, on and along the north line of the said Southwest Quarter, a distance of 65.00 feet to it's intersection with the east right of way line of Cass County Highway No. 5, said point also being the POINT OF BEGINNING; thence continuing South 89°44'29" East, on and along the said north line of the Southwest Quarter, a distance of 660.00 feet; thence South 00°00'00" East, parallel with the west line of the said Southwest Quarter, a distance of 660.00 feet; thence North 89°44'29" West, parallel with the said north line of the Southwest Quarter, a distance of 660.00 feet to a point on the said east right of way line of Cass County Highway No. 5; thence North 00°00'00" West, on and along the said east right of way line of Cass County Highway No. 5, a distance of 660.00 feet to the point of beginning.

The above described tract contains 10.00 acres, more or less, and is subject to easements, reservations, restrictions, and right of way of record, if any.

State of North Dakota  
County of Richland  
Signed before me on 1-15-19 by Steven A. Ackerman

*[Signature]*  
Notary Public

**TIMOTHY R. PEARSON**  
Notary Public  
State of North Dakota  
My Commission Expires Sept. 11, 2019



SW Cor. Sec. 11  
T139N, R53W  
Cass Co. Alum.  
Rec. No. 286

**LEGEND**

- = CORNER MARKED WITH A 5/8" x 18" SOLID IRON PIN WITH RED PLASTIC CAP MARKED "RLS 2958"
- = EXISTING OR FOUND CORNER MONUMENT
- △ = STEEL FENCE POST
- REC. = RECORD OR ORIGINAL DISTANCE
- MEA. = MEASURED DISTANCE THIS SURVEY
- NOTE = THIS SURVEY WAS BASED ON AN ASSUMED MERIDIAN

**INTERSTATE ENGINEERING**  
Professionals you need, people you trust.

Interstate Engineering, Inc.  
P.O. Box 667  
1999 4th St. N.  
Wahpeton, ND 58074-0667  
Ph (701) 642-5521  
Fax (701) 642-5215  
www.interstateeng.com  
Offices in North Dakota, Minnesota, Montana and South Dakota

HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA

*[Signature]*  
STEVEN A. ACKERMAN  
LS - 2958  
DATE 1-15-19  
REG. NO. 2958

Certificate and Plat of Land Survey  
**WESTERN TRUST CO TRACT**  
A part of the NW1/4SW1/4 of Section 11,  
T139N, R53W of the 5th P.M.,  
Gill Township,  
Cass County, North Dakota

W1810195

February 27, 2019

Cass County Highway Dept.

1201 Main Ave. West

West Fargo, ND 58078

To whom it may concern:

In response to a letter dated January 25<sup>th</sup>, 2019 requesting information from Gill township regarding its township zoning regulations concerning the proposed Hoffman Subdivision minor subdivision application.

Gill township finds that as proposed the language of the application is consistent and within our current planning and zoning ordinance. This letter will serve as notice of our approval of the application.

It needs to be understood that if the intended use of property is changed that Gill Township will need to be notified immediately and at that time will review the proposed changes and determine if they fall within our current ordinances.

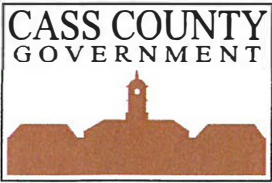
Sincerely

A handwritten signature in black ink, appearing to read "Keith Schatzke". The signature is written in a cursive style with a large initial "K" and "S".

Keith Schatzke

Gill township Chairman

RECEIVED MAR 05 2019



## MEMORANDUM

### Highway Department

Jason Benson, P.E.  
County Engineer

Thomas B. Soucy, P.E.  
Deputy County Engineer

Blaine Laaveg  
Superintendent

TO: Cass County Board of Commissioners

FROM: Barrett Voigt, Cass County Planner

DATE: March 11, 2019

SUBJECT: Consent Agenda Topic for the March 18, 2019  
Commission Meeting: **Cornell First Subdivision  
Application**

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The Cass County Planning Commission reviewed the application of the proposed subdivision located in Cornell Township, Section 1 at a Public Hearing on February 28, 2019. The intended purpose of the subdivision is to separate the residential structure from the farmstead.

The Planning Commission is recommending approval of the proposed plat entitlement request and Cornell Township has verified that they do not have township zoning requirements. Therefore, the Planning Commission recommendation is forwarded to the Cass County Board of Commissioners for action.

### SUGGESTED MOTION:

To accept the findings and recommendations of the Planning Commission and staff and recommend approval of the Final Plat, 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.

1201 Main Avenue West  
West Fargo, North Dakota  
58078-1301

701-298-2370  
Fax: 701-298-2395





## Cass County Planning Commission Staff Report

<b>Entitlements Requested:</b>	<b>Minor Subdivision (1 Lots)</b> of a part of the NE 1/4 of Section 1, Township 141 North, Range 55 West		
<b>Title:</b>	<b>Cornell First Subdivision</b>	<b>Date:</b>	02-19-2019
		<b>Update:</b>	03-11-2019
<b>Location:</b>	NE 1/4 of Section 1, Township 141 North, Range 55 West (2452 138th Ave SE, Cornell Township)	<b>Staff Contact:</b>	Barrett Voigt
<b>Parcel Number:</b>	31-0000-02701-050	<b>Water District:</b>	Maple River WRD
<b>Owner(s)/Applicant :</b>	Feder Properties LLP/Shawn Thomasson, Moore Engineering, Inc.	<b>Engineer/Surveyor:</b>	Moore Engineering, Inc.
<b>Status:</b>	County Commission Hearing: March 18, 2019		

Existing Land Use	Proposed Land Use
Agriculture	Residential

### Proposal

The applicant is seeking approval of a minor subdivision entitled **Cornell First Subdivision** to subdivide a one (1) Lot for the purpose of separating the residential structure from the farmstead. The proposed lot is located at 2452 138th Ave SE, Cornell Township and is approximately 3.01 acres.

The proposed ownership and maintenance responsibility of the subdivision will be private. The subdivision will use state highway road access, ditches for storm sewer conveyance, rural water, and on-site septic systems for waste water treatment.

## Agency Comments

<b>County Engineer</b>	I have no issues from the Cass County Highway Department.
<b>Water Resource District</b>	The Rush River Water Resource District has no comment to submit. The Southeast Cass and Maple River Water Resource Districts have no comment to submit.
<b>Cass County Electric Cooperative</b>	No comments were received prior to publishing the staff report.
<b>Century Link</b>	No comments were received prior to publishing the staff report.
<b>Sprint</b>	Sprint is clear of these
<b>AT&amp;T</b>	Barrett, AT&T is clear of this current work project
<b>Xcel Energy</b>	No comments were received prior to publishing the staff report.
<b>Magellan Pipeline Company</b>	Magellan pipeline Company has no assets in these Twp's. and will not be affected by these projects. Thanks.
<b>Cass Rural Water</b>	No Comment – Water Service currently supplied by Cass Rural Water District
<b>North Dakota Department of Transportation</b>	Jessica, Thanks for the information and allowing me to review the subdivision of property as noted on your attachments. As far as the NDDOT is concerned the subdivided property already has access from ND Highway 38 so I see no problems with the proposal. If you have any further questions feel free to contact me. Thank you! Troy Gilbertson, NDDOT Highway Maintenance Coordinator, Fargo
<b>County Sanitarian</b>	No comments were received prior to publishing the staff report.
<b>Township Chairman</b>	We do not have a Zoning Board in Cornell Township , therefore I will assume this is all you need from me
<b>The City of Fargo</b>	The Cornell First Subdivision, located in Cornell Township, is outside of the Fargo city limits and Fargo's ETJ.
<b>The City of West Fargo</b>	No comments were received prior to publishing the staff report.
<b>Public Comment</b>	No comments were received prior to publishing the staff report.

## Staff Analysis

### *Surrounding Uses*

The subject property is bound by agricultural production land on the north, west, and east. Land that appears to be used for a farmstead is located south of the property. Cornell Township verified by correspondence that no zoning ordinances exist for the township.

*Floodzone*

According to the FEMA Flood Map Service Center, this property is currently unmapped and not Special Hazard Flood Area has been identified. In addition, no wetlands or other notable features are present on the proposed subdivision Lot.

*Land Development Rights*

The subject quarter-quarter section currently has one (1) unplatted residential development and a partial unplatted farmstead development that is located on the quarter-quarter line. Section 308 of the Cass County Subdivision Ordinance states that every quarter-quarter section is granted one (1) Development Right to create a buildable lot with a minimum of 40 acres and to allow for development that was legally permitted prior to the adoption of the CCSO. Because the lot subdivision proposal is less than 40 acres, a transfer of a development right is required along with a deed restriction. In addition, interpretation of CCSO Section 308 has determined that partial developments are not one (1) complete development and are not factored into the transfer of development rights evaluation.

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Staff Recommendation

To accept the findings and recommendations of the Planning Commission and staff to approve of the subdivision 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, with the following conditions:

1. A deed restriction be recorded that meets the requirements of Section 308 of the Cass County Subdivision Ordinance.

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Attachments

1. Location Map
2. Plat Document
3. Township Approval Correspondence

# Minor Subdivision

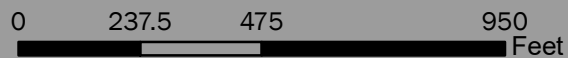
Cornell First Subdivision

Cornell, Section 1 - Township 141 North - Range 55 West



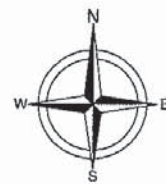
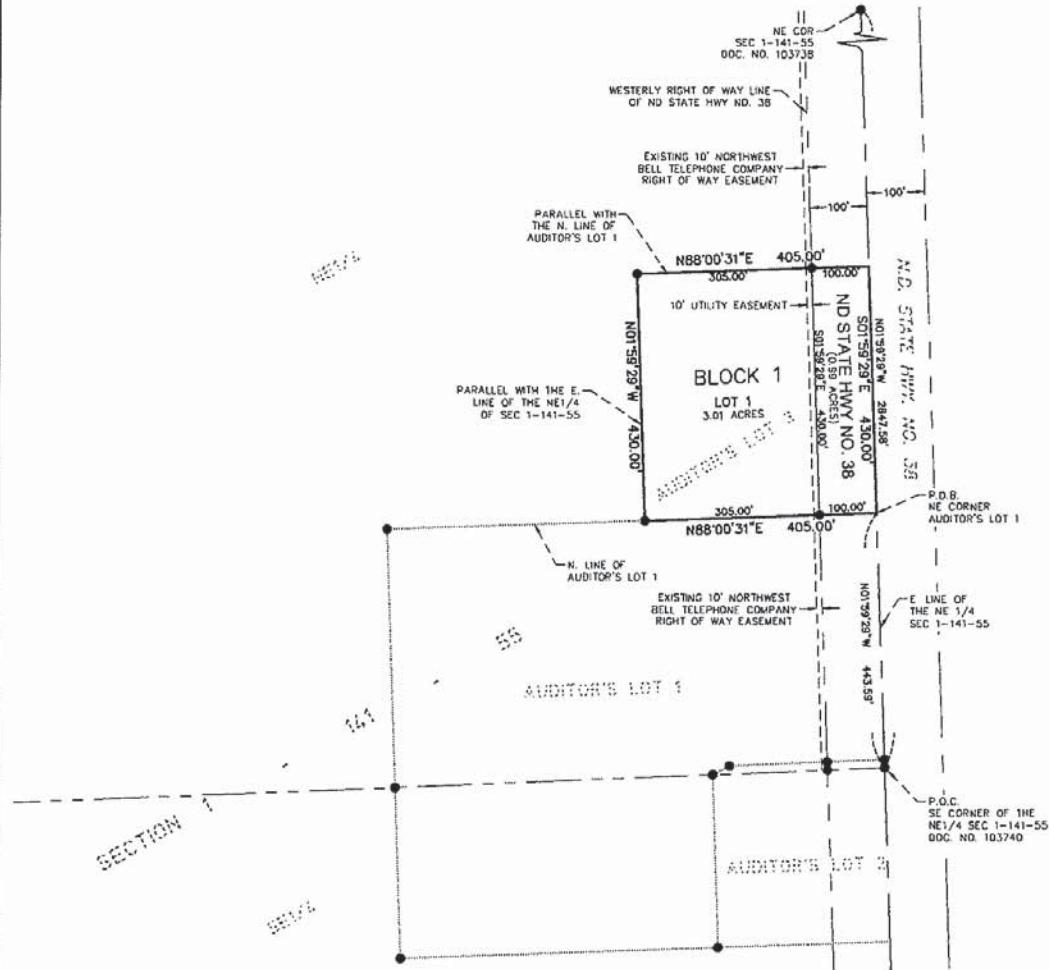
Maps and data are to be used for reference purposes only and Cass County, ND, is not responsible for any inaccuracies herein contained. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.

Cass County Planning Commission  
February 28, 2019





**PLAT OF  
CORNELL FIRST SUBDIVISION  
(A MINOR SUBDIVISION PLAT)  
AUDITOR'S LOT 3 IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP  
141 NORTH, RANGE 55 WEST OF THE 5TH PRINCIPAL MERIDIAN  
CASS COUNTY, NORTH DAKOTA.**



0 150  
Scale in Feet

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 1 HAS A RECORD BEARING OF N01°59'29\"/>

- EASEMENTS OF RECORD**
1. CASS COUNTY ELECTRIC RIGHT OF WAY EASEMENT, DOCUMENT NO. 705669
  2. CASS RURAL WATER USERS, INC., RIGHT OF WAY EASEMENT, DOCUMENT NO. 838607

- LEGEND**
- IRON MONUMENT FOUND
  - P.O.C. POINT OF COMMENCEMENT
  - P.O.B. POINT OF BEGINNING

**CASS COUNTY PLANNING COMMISSION REVIEW**

REVIEWED BY THE CASS COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

SIGNED: \_\_\_\_\_  
KEN LOUGHEED, CHAIRPERSON

ATTEST: \_\_\_\_\_  
DEANN BUCKHOUSE, SECRETARY

**CASS COUNTY COMMISSION APPROVAL**

APPROVED BY CASS COUNTY, NORTH DAKOTA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

SIGNED: \_\_\_\_\_  
MARY SCHERLING, CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS

ATTEST: \_\_\_\_\_  
MICHAEL MONTPLAISIR, CASS COUNTY AUDITOR

**CERTIFICATE**

SHAWN M. THOMASSON, BEING DULY SWORN, DEPOSES AND SAYS THAT HE IS THE PROFESSIONAL LAND SURVEYOR WHO PREPARED AND MADE THE ATTACHED PLAT OF "CORNELL FIRST SUBDIVISION", A PLAT OF AUDITOR'S LOT 3 IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 141 NORTH, RANGE 55 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA, ACCORDING TO DOCUMENT NO. 1552568, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, SAID CASS COUNTY; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT; THAT MONUMENTS HAVE BEEN PLACED IN THE GROUND AS INDICATED FOR THE GUIDANCE OF FUTURE SURVEYS AND THAT SAID SUBDIVISION IS DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 141 NORTH, RANGE 55 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON MONUMENT WHICH DESIGNATES THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE NORTH 01 DEGREE 59 MINUTES 29 SECONDS WEST ON A RECORD BEARING ALONG THE EAST LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 443.59 FEET TO THE NORTHEAST CORNER OF AUDITOR'S LOT NO. 1, ACCORDING TO DOCUMENT NO. 1528064, RECORDED DECEMBER 20, 2017, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, SAID CASS COUNTY; THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 00 MINUTES 31 SECONDS WEST ALONG THE NORTH LINE OF SAID AUDITOR'S LOT NO. 1 FOR A DISTANCE OF 405.00 FEET TO A FOUND IRON MONUMENT; THENCE NORTH 01 DEGREE 59 MINUTES 29 SECONDS WEST, PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 430.00 FEET TO A FOUND IRON MONUMENT; THENCE NORTH 88 DEGREES 00 MINUTES 31 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID AUDITOR'S LOT NO. 1 FOR A DISTANCE OF 405.00 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 01 DEGREE 59 MINUTES 29 SECONDS EAST ALONG SAID EAST LINE FOR A DISTANCE OF 430.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 4.00 ACRES, MORE OR LESS, SUBJECT TO THE RIGHTS OF THE PUBLIC IN NORTH DAKOTA STATE HIGHWAY NO. 38 AND FURTHER SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD, IF ANY.



SHAWN M. THOMASSON  
PROFESSIONAL LAND SURVEYOR  
ND PLS #5900

STATE OF NORTH DAKOTA )  
COUNTY OF CASS )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED SHAWN M. THOMASSON, PROFESSIONAL LAND SURVEYOR, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

**DEDICATION**

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND DESCRIBED IN THE PLAT OF "CORNELL FIRST SUBDIVISION", A PLAT OF AUDITOR'S LOT 3 IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 141 NORTH, RANGE 55 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CASS COUNTY, NORTH DAKOTA, ACCORDING TO DOCUMENT NO. 1552568, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, SAID CASS COUNTY; THAT WE HAVE CAUSED IT TO BE PLATTED INTO LOTS AND BLOCKS AS SHOWN BY SAID PLAT AND CERTIFICATE OF SHAWN M. THOMASSON, PROFESSIONAL LAND SURVEYOR AND THAT THE DESCRIPTION AS SHOWN IN THE CERTIFICATE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR IS CORRECT. WE HEREBY DEDICATE THE 100.00 FOOT WIDE HIGHWAY AND THE 10.00 FOOT WIDE UTILITY EASEMENT SHOWN ON SAID PLAT TO THE USE OF THE PUBLIC.

OWNER: FEDER PROPERTIES, L.L.P.

JEROME D. FEDER, MANAGING PARTNER

STATE OF NORTH DAKOTA )  
COUNTY OF CASS )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JEROME D. FEDER, MANAGING PARTNER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF FEDER PROPERTIES L.L.P.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA

**CORNELL TOWNSHIP REVIEW**

REVIEWED BY CORNELL TOWNSHIP, CASS COUNTY, NORTH DAKOTA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

SIGNED: \_\_\_\_\_  
DALEN GRIEGER, CHAIRPERSON

ATTEST: \_\_\_\_\_  
VERA GRIEGER, TREASURER

**COUNTY ENGINEER REVIEW**

REVIEWED BY THE CASS COUNTY ENGINEER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

SIGNED: \_\_\_\_\_  
JASON BENSON, CASS COUNTY ENGINEER



## Voigt, Barrett

---

**From:** Voigt, Barrett  
**Sent:** Friday, February 8, 2019 8:19 AM  
**To:** 'Foss, Jessica'  
**Subject:** RE: Electronic Copy of Subdivision Application Completeness Letter

Jessica,

Perfect, thank you!

### Barrett Voigt

Planner | Cass County | Highway Department  
Ph: 701-298-2375 | E: [VoigtB@casscountynd.gov](mailto:VoigtB@casscountynd.gov)



[casscountynd.gov](http://casscountynd.gov)

---

**From:** Foss, Jessica <JFoss@fredlaw.com>  
**Sent:** Wednesday, February 6, 2019 5:10 PM  
**To:** Voigt, Barrett <VoigtB@casscountynd.gov>  
**Cc:** Lesmeister, Lacey <llesmeister@fredlaw.com>; jerome.feder@gmail.com  
**Subject:** FW: Electronic Copy of Subdivision Application Completeness Letter

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Barrett,

I spoke with Dahlen and he indicated there is no zoning ordinances in Cornell Township to comply with. Therefore I assume the email correspondence below will work. Please add to our application.

Thank you,

Jessi



**Jessica L. Foss Esq.**

Fredrikson & Byron, P.A.  
Attorney  
Dakota Center  
51 Broadway, Suite 400  
Fargo ND 58102-4991

jfoss@fredlaw.com  
(701) 237-8208 Work  
(701) 237-8231 Assistant

---

**From:** Dalen Grieger [<mailto:dgseed@outlook.com>]  
**Sent:** Wednesday, February 06, 2019 3:51 PM  
**To:** Foss, Jessica  
**Subject:** RE: Electronic Copy of Subdivision Application Completeness Letter

Jessica,  
We do not have a Zoning Board in Cornell Township , therefore I will assume this is all you need from me  
Thank you,  
Dalen Grieger  
Cornell Township Chairman

Sent from [Mail](#) for Windows 10

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**From:** Foss, Jessica <[JFoss@fredlaw.com](mailto:JFoss@fredlaw.com)>  
**Sent:** Wednesday, February 6, 2019 3:45:37 PM  
**To:** [dgseed@outlook.com](mailto:dgseed@outlook.com)  
**Cc:** Lesmeister, Lacey  
**Subject:** FW: Electronic Copy of Subdivision Application Completeness Letter

Dahlen,

Thank you for your call today. As discussed today, you can see from the letter I was told I should get a certified letter from you confirming that our application is in compliance with the Cornell Township Zoning Ordinances. However, you have informed me there are no Cornell Township Zoning Ordinances to comply with. Could you please confirm the same in writing by responding to this email.

Thank you,

Jessi



**Jessica L. Foss Esq.**

Fredrikson & Byron, P.A.  
Attorney  
Dakota Center  
51 Broadway, Suite 400  
Fargo ND 58102-4991

jfoss@fredlaw.com  
(701) 237-8208 Work  
(701) 237-8231 Assistant

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**From:** Voigt, Barrett [<mailto:VoigtB@casscountynd.gov>]  
**Sent:** Wednesday, February 06, 2019 1:22 PM  
**To:** Foss, Jessica  
**Subject:** Electronic Copy of Subdivision Application Completeness Letter

Good afternoon,

A completeness letter was mailed out today to address your Subdivision Application (Please see attached letter copy).

If you have any questions or concerns, please let me know. I can be contacted at either 701-298-2375 or [voigtb@casscountynd.gov](mailto:voigtb@casscountynd.gov).

Thanks,

**Barrett Voigt**

Planner | Cass County | Highway Department  
Ph: 701-298-2375 | E: [VoigtB@casscountynd.gov](mailto:VoigtB@casscountynd.gov)



[casscountynd.gov](http://casscountynd.gov)