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DEC 30 2014

MEMORANDUM

CASS COUNTY COMMISSION

**Highway
Department**

Jason Benson, P.E.
County Engineer

Richard S. Sieg
Superintendent

Thomas B. Soucy, P.E.
Design and Construction
Engineer

TO: Cass County Board of Commissioners
FROM: Hali A. Durand, Cass County Planner *HD*
DATE: December 29, 2014
SUBJECT: Consent Agenda Topic for the January 5, 2015
Commission Meeting: Rutherford Subdivision

The Cass County Planning Commission reviewed the subject subdivision located in Hill Township, Section 17 at a Public Hearing on December 11, 2014. The intended use of the subdivision is to create one lot for sale.

The Planning Commission is recommending approval of the new proposed plat. Hill Township has indicated the plat has met their zoning requirement. Therefore, the Planning Commission recommendation is being forwarded to the Cass County Board of Commissioners for action.

SUGGESTED MOTION: To grant Final Plat approval for Rutherford Subdivision, Section 17, Township 139N, Range 55W, of the 5th Principal Meridian, Cass County, North Dakota.

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

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

Final Plat Report

Title: Rutherford Subdivision
Owner(s): Aaron J. & Stacie D. Larson
Applicant: Doug Madsen
Type of Request: Minor Subdivision (1 lot)
Status: Final Hearing at the December 11, 2014 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 a part of the Northeast Quarter of Section 17, Township 139 North, Range 55 West in Hill Township to plat one lot for sale. The said tract contains 5.18 acres of land, more or less.

Staff Analysis:

The purpose of the proposed subdivision is to plat one lot for sale, with no intent to develop the land, and reduce the size of the existing parcel from 10.1 acres to 5.18 acres. The remaining land would be absorbed into the adjacent farmland under common ownership.

Soil tests have been completed and a permit has been issued for the installation of a septic system.

A deed restriction will be placed on the Southeast Quarter of the Northeast Quarter of Section 17, excluding the proposed plat.

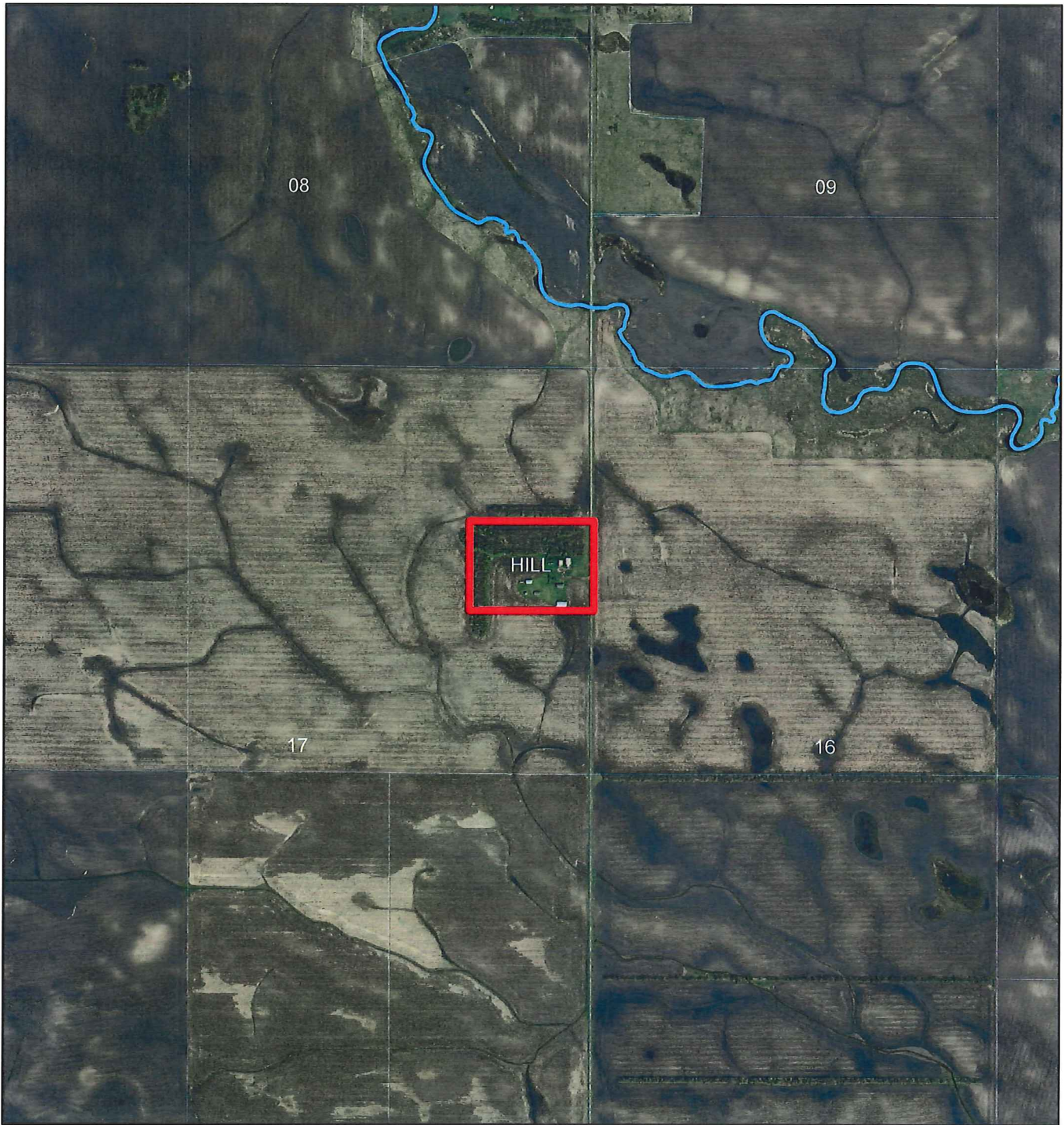
Recommendation:

To approve the Final Plat as presented as it meets the goals and objectives of the Cass County Comprehensive Plan, the Cass County Highway Access Plan, the Flood Damage Prevention Ordinance, and the Cass County Subdivision Ordinance.

Rutherford Subdivision

A part of the Northeast Quarter of Section 17, Township 139 North, Range 55 West
Hill Township

December 11, 2014 Planning Commission Meeting



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TO: Cass County Board of Commissioners
FROM: Hali A. Durand, Cass County Planner *HD*
DATE: December 29, 2014
SUBJECT: Consent Agenda Topic for the January 5, 2015
Commission Meeting: Job Third Subdivision

The Cass County Planning Commission reviewed the subject subdivision located in Pleasant Township, Section 35 at a Public Hearing on December 11, 2014. The intended use of the subdivision is to replat the existing boundaries.

The Planning Commission is recommending approval of the new proposed plat. Pleasant Township has indicated the plat has met their zoning requirement. Therefore, the Planning Commission recommendation is being forwarded to the Cass County Board of Commissioners for action.

SUGGESTED MOTION: To grant Final Plat approval for Job Third Subdivision, Section 35, Township 137N, Range 49W, of the 5th Principal Meridian, Cass County, North Dakota.

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

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

Final Plat Report

Title: Job Third Subdivision
Owner(s): Lance Freier
Applicant: Jon Youness
Type of Request: Minor Subdivision (4 lots)
Status: Final Hearing at the December 11, 2014 Planning Commission Meeting

Proposal:

An application for a Minor Subdivision (plat) has been received by the Cass County Planning Office for approval of a replat of Block 1, Job Second Subdivision of a part of the Northeast Quarter of Section 35, Township 137 North, Range 49 West in Pleasant Township. The said tract contains 25.03 acres of land, more or less.

Staff Analysis:

The proposed subdivision is to change the existing boundaries of Job Second Subdivision. All other components (density restriction, adequate access, storm water management, erosion and sedimentation plan, landscaping, sanitary wastewater treatment and water supply, open spaces, and floodplain considerations) have been met.

Recommendation:

To approve the Final Plat as presented as it meets the goals and objectives of the Cass County Comprehensive Plan, the Cass County Highway Access Plan, the Flood Damage Prevention Ordinance, and the Cass County Subdivision Ordinance.

Job Third Subdivision

A replat of Block 1, Job Second Subdivision of a part of the Northeast Quarter of
Section 35, Township 137 North, Range 49 West
Pleasant Township
December 11, 2014 Planning Commission Meeting



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TO: Cass County Board of Commissioners
FROM: Hali A. Durand, Cass County Planner *JD*
DATE: December 29, 2014
SUBJECT: Consent Agenda Topic for the January 5, 2015
Commission Meeting: Johnson's Barn Subdivision

The Cass County Planning Commission reviewed the subject subdivision located in Arthur Township, Section 1 at a Public Hearing on December 11, 2014. The intended use of the subdivision is to create one lot for sale.

The Planning Commission is recommending approval of the new proposed plat. Arthur Township has indicated the plat has met their zoning requirement. Therefore, the Planning Commission recommendation is being forwarded to the Cass County Board of Commissioners for action.

SUGGESTED MOTION: To grant Final Plat approval for Johnson's Barn Subdivision, Section 1, Township 142N, Range 52W, of the 5th Principal Meridian, Cass County, North Dakota.

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

701-298-2370
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Final Plat Report

Title: Johnson's Barn Subdivision
Owner(s): Brian Johnson
Applicant: Steven Johnson
Type of Request: Minor Subdivision (1 lot)
Status: Final Hearing at the December 11, 2014 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 a part of the Southwest Quarter of Section 1, Township 142 North, Range 52 West of Arthur Township for sale. The said tract contains 6.41 acres of land, more or less.

Staff Analysis:

The intention of the proposed subdivision is to plat one lot to be sold as is. If a septic system is to be installed, soil samples will need to be performed. All other criteria including adequate access, water supply, and floodplain requirements have been met. A deed restriction will be placed on the remaining acres under common ownership within the Southwest Quarter of the Southwest Quarter.

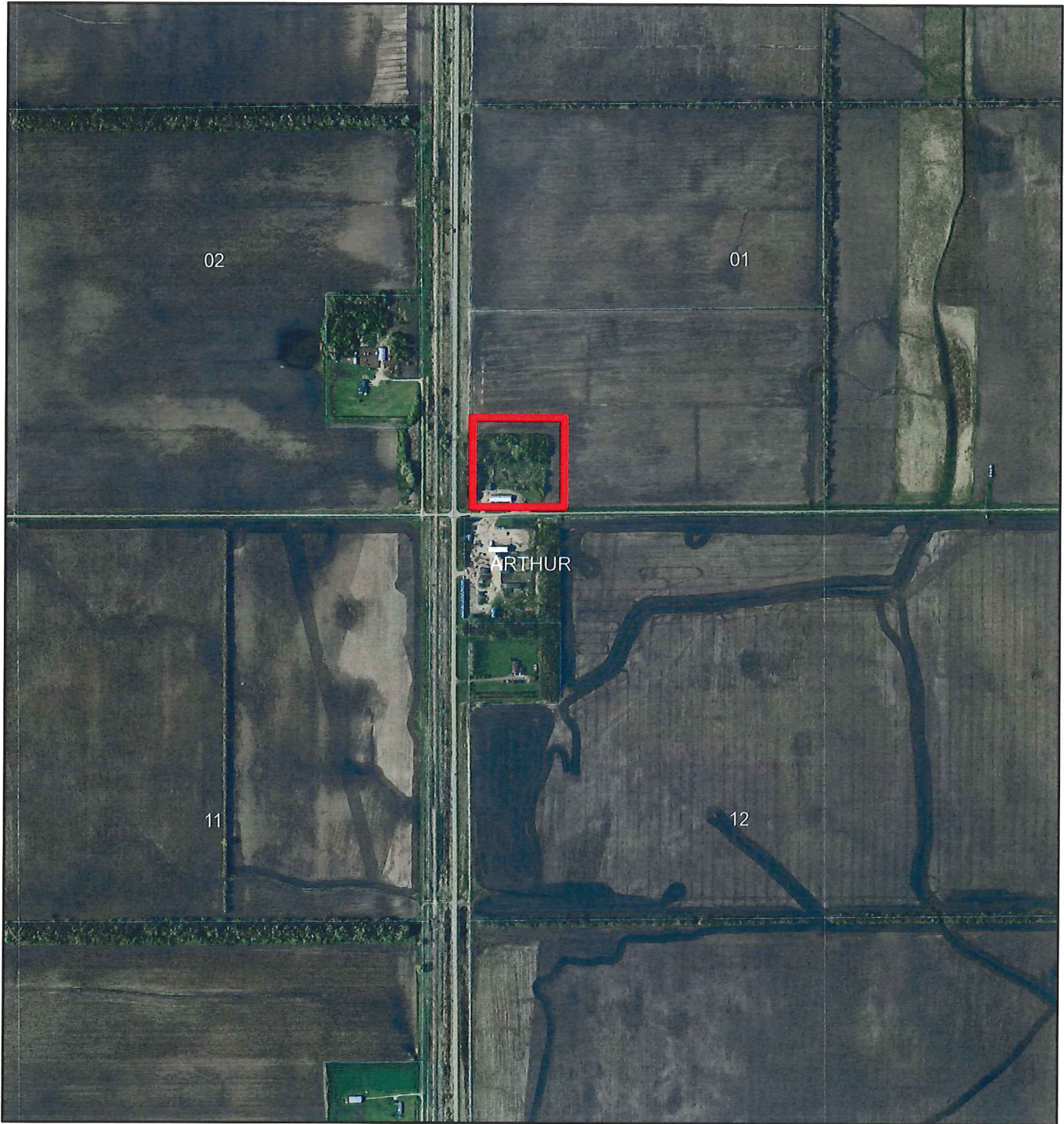
Recommendation:

To approve the Final Plat as presented as it meets the goals and objectives of the Cass County Comprehensive Plan, the Cass County Highway Access Plan, the Flood Damage Prevention Ordinance, and the Cass County Subdivision Ordinance.

Johnson's Barn Subdivision

A part of the Southwest Quarter of Section 1, Township 142 North, Range 52 West
Arthur Township

December 11, 2014 Planning Commission Meeting



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