

**CASS COUNTY PLANNING COMMISSION
JUNE 28, 2018**

1. MEETING TO ORDER

A meeting of the Cass County Planning Commission was called to order on June 28, 2018, at 7:00 AM in the Vector Control Conference Room with members present as follows: Todd Ellig, Kevin Fisher, Ken Lougheed, Keith Monson, Arland Rasmussen and Tim Mahoney. David Gust and Mark Wentz were absent. Also present was County Planner Hali Durand.

2. MINUTES, APPROVED

MOTION, passed

Dr. Mahoney moved and Mr. Fisher seconded to approve the minutes of the May 24, 2018, meeting as presented. Motion carried.

3. OLD BUSINESS

- a. Murch Subdivision plat has been recorded and finalized.
- b. Subdivision Ordinance amendment has its second reading on July 18, 2018.
- c. Comprehensive plan hearing for final adoption will be held at the Cass County Commission Meeting scheduled for July 2, 2018 at 3:30 pm in the Commission Room of the Cass County Courthouse. Ms. Durand did receive a call from the City of Horace and they have some serious concerns with the comprehensive plan as it was presented, but did not specify what those concerns were. Ms. Durand has not been successful to this point in meeting them and having a conversation to discuss their concerns.

4. PUBLIC HEARING ITEMS:

- a. Bywood Acres Subdivision – Minor Subdivision in Pleasant Township
Mr. Lougheed opened the public hearing. Ms. Durand reviewed the details of the subdivision. It is a tract containing 5.65 acres of land, more or less which is part of the Northwest Quarter of Section 34, Township 137 North, Range 49 West in Cass County, North Dakota. Discussion was held regarding flood protection and risk. Purchaser was present to state that he is fully aware of the challenges and risks associated with this property and is going in with eyes wide open. Claudia Souba was present as the seller and indicated that this property has been in her family for generations but as the family is scattered across the country, they can no longer keep it up. They feel their options are to remove everything from the property and let it return to grass, etc or sell it. They would prefer to see it go to someone who will remodel the home and enjoy the property. Ms. Souba also stated that the shared well only services the house at this time. With no additional public comment, Mr. Lougheed closed the public hearing.

MOTION, passed

Mr. Fisher moved and Mr. Monson seconded to approve the subdivision as presented with the addition of a hydrology study if the access is addressed and the removal of the shared well agreement. Motion carried with Mr. Lougheed, Mr. Monson, Mr. Rasmussen and Mr. Fisher voting yes and Mr. Ellig and Dr. Mahoney voting no.

- b. WBI Energy West Diversion Valve Subdivision – Minor Subdivision in Raymond Township

Mr. Lougheed opened the public meeting. Ms. Durand reviewed the detail of the subdivision. This is a tract of land containing 2.00 acres of land, more or less, which is in and being a portion of the Southwest Quarter of Section 14, Township 140 North, Range 50 West in Cass County, North Dakota. The property is platted as is with no deed restrictions required. With no additional public comment, Mr. Lougheed closed the public hearing.

MOTION, passed

Dr. Mahoney moved and Mr. Ellig seconded to approve the subdivision as presented.

- c. Maple View Subdivision – Minor Subdivision in Raymond Township.

Mr. Lougheed opened the public meeting. Ms. Durand reviewed the detail of the subdivision. It is located in the flood plain. This is a tract of land containing 5.22 acres of land, more or less, with is in part of Section 30, Township 140 North, Range 50 West in Cass County, North Dakota. With no additional public comment, Mr. Lougheed closed the public hearing.

MOTION, passed

Mr. Ellig moved and Mr. Fisher seconded to approve the subdivision as presented. With Mr. Rasmussen the only member voting no, Motion carried.

5. ADJOURNMENT

On motion by Mr. Fisher, seconded by Mr. Rasmussen, and all voting in favor, the meeting was adjourned at 8:20 AM.