

**CASS COUNTY PLANNING COMMISSION  
AUGUST 23, 2018**

**1. MEETING TO ORDER**

A meeting of the Cass County Planning Commission was called to order on August 23, 2018, at 7:00 AM in the Vector Control Conference Room with members present as follows: Arland Rasmussen, David Gust, Kevin Fisher, Ken Lougheed, Todd Ellig, Keith Monson, and Tim Mahoney. Brad Olson was absent. Also present was County Planner Hali Durand, West Fargo Community Development Director Larry Weil, Deputy County Engineer Tom Soucy, and applicant Chase Lako.

**2. MINUTES, APPROVED**

***MOTION, passed***

**Mr. Gust moved and Mr. Monson seconded to approve the minutes of the July 26, 2018, meeting as presented. Motion carried.**

**3. OLD BUSINESS**

- a. Western Cass CCO (Consultation and Coordination Officer)/Open House Meetings  
Ms. Durand noted meetings are scheduled for October 16 and 17 to discuss the preliminary flood maps released for the Western Cass area. Notifications will be going out prior to the meetings.

**4. PUBLIC HEARING ITEMS**

- a. Subdivision Application – Minor Subdivision in Gunkel Township  
Mr. Lougheed opened the public hearing. Ms. Durand reviewed the details of the application for a minor subdivision containing one lot for residential sale and development, part of the Southeast Quarter of Section 9, Township 142 North, Range 51 West, Cass County, North Dakota. In 2014, application was made and recorded to install subsurface drain for the area of the proposed subdivision application. Discussion followed regarding the drain tile. Approval is recommended with the following conditions: a deed restriction be recorded for land up to 40 acres; documentation be provided prior to construction of the plan to terminate the existing drain tile runs under any proposed development; any changes or improvements to the tile system be brought to the attention of the North Cass Water Resource District; conditions continue to be met relating to documents #1448249, 1448250, 1448252, 1448251, and all other pertinent documents of record; and approval be received from the water resource district and the township. With no additional public comment, Mr. Lougheed closed the public hearing.

***MOTION, passed***

**Mr. Gust moved and Mr. Monson seconded to approve the subdivision as presented. Motion carried.**

**5. NEW BUSINESS**

- a. Western Planner Conference – Ms. Durand shared information on the sessions attended at the Tribal Planning and Western Planner Conference.
- b. Receipt of Recommendation – Ms. Durand shared a document created to obtain signatures for one lot subdivisions. This document will formalize the approval

process and provide verification of approval to the County Board of Commissioners. Discussion followed.

- c. Mr. Soucy gave an update on the Cass County Road 18 Study. Houston Engineering, Inc. has been hired to conduct a study on 52 Street SE between County 17 and County 15 to determine if the 5 mile segment (1 mile in Pleasant and 4 miles in Normanna Township) could be converted to a County Road. This segment has seen increased agricultural traffic and student traffic from Oxbow traveling to the Kindred school. The townships are incurring increased graveling and blading costs. If the county would take this segment over then County 36 between County 15 and County 16, which is a lower volume road, could possibly be given to Normanna Township.

**6. ADJOURNMENT**

**On motion by Mr. Gust, seconded by Mr. Ellig, and all voting in favor, the meeting was adjourned at 7:30 AM.**

Minutes prepared by Hali Durand, Planner