

# **CASS COUNTY PLANNING COMMISSION AGENDA**

**Thursday, October 24, 2024 at 7:00 a.m.**

**Cass County Highway Dept., 1201 Main Ave W, West Fargo, ND 58078**

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**A. Call to Order**

**B. Roll Call**

**C. Determination of a Quorum**

**D. Approve Order of Agenda**

**E. Approve Meeting Minutes of September 26, 2024**

**F. Public Hearing Items**

1. Hearing on an application requesting a Minor Subdivision Plat of **Kurtz Subdivision** located in Section 4, Township 137 North, Range 51 West of the 5<sup>th</sup> Principal Meridian, Davenport Township, Cass County, North Dakota.
2. Hearing on an application requesting a Minor Subdivision Plat of **Freeman Subdivision** located in Section 2, Township 137 North, Range 49 West of the 5<sup>th</sup> Principal Meridian, Pleasant Township, Cass County, North Dakota.

**G. New Business**

**H. Old Business**

1. Opening on Planning Commission for a Fargo Resident

**I. Adjournment**

**CASS COUNTY PLANNING COMMISSION  
September 26, 2024**

**A. CALL TO ORDER**

A meeting of the Cass County Planning Commission was called to order September 26, 2024 at 7:00am in the Heritage conference room at the Cass County Highway Department.

**B. ROLL CALL**

Planning Commissioners attending in person were David Gust, Ken Lougheed, Dr. Tim Mahoney, Keith Monson, Keith Gohdes and Hugh Veit.

Brad Olson and Commissioner Duane Breitling were absent.

Attending in person were Cole Hansen, Cass County Planner, Tom Soucy, Interim County Engineer. Katherine Naumann, Senior Attorney attended via Teams.

**C. DETERMINATION OF A QUORUM**

It was determined that there was a quorum based on the roll call.

**D. APPROVE ORDER OF AGENDA**

**MOTION, *passed***

**Mr. Veit moved, and Mr. Gohdes seconded to approve the order of the agenda as presented. Motion carried.**

**E. MINUTES, APPROVED**

**MOTION, *passed***

**Mr. Monson moved, and Mr. Veit seconded to approve the minutes of the August 22, 2024 meeting as presented.  
Motion carried.**

**F. PUBLIC HEARING**

- 1. Hearing on an application requesting a Minor Subdivision Plat of Buchholtz Subdivision located in Section 36, Township 138 North, Range 52 West of the 5th Principal Meridian, Maple River Township, Cass County, North Dakota.**

Mr. Lougheed opened the public hearing.

The applicant is seeking approval of a minor subdivision entitled Buchholtz Subdivision to plat a one (1) Lot subdivision of approximately 10.11 acres. According to the applicant, the subdivision is requested to plat a lot for sale of an existing farmstead.

The deed restriction has not been recorded.

There were no public comments, the public hearing was closed.

**MOTION, *passed***

**Mr. Gust moved, and Mr. Gohdes seconded, with the requirement to have a recorded deed restriction, to accept the findings and recommendations of staff and recommend approval to the County Commission 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, including approval of a variance.**

**2. Hearing on an application requesting a Minor Subdivision Plat of L Wieers Subdivision located in Section 2, Township 141 North, Range 51 West of the 5th Principal Meridian, Rush River Township, Cass County, North Dakota.**

Mr. Lougheed opened the public hearing.

The applicant is seeking approval of a minor subdivision entitled Buchholtz Subdivision to plat a one (1) Lot subdivision of approximately 21.31 acres. According to the applicant, the subdivision is requested to plat a lot for sale of an existing farmstead.

The proposed ownership and maintenance responsibility of the subdivision will be private. The subdivision will use County Road 4 for road access, ditches for storm sewer conveyance, rural water. The property currently does not have a licensed on-site septic system for wastewater treatment.

There were no public comments, the public hearing was closed.

**MOTION, *passed***

**Dr. Mahoney moved, and Mr. Veit seconded to accept the findings and recommendations of staff and recommend approval to the County Commission 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, including approval of a variance.**

**3. Hearing on an application requesting a Minor Subdivision Plat of Ries Subdivision located in Section 30, Township 139 North, Range 54 West of the 5th Principal Meridian, Howes Township, Cass County, North Dakota.**

Mr. Lougheed opened the public hearing.

The applicant is seeking approval of a minor subdivision entitled Buchholtz Subdivision to plat a one (1) Lot subdivision of approximately 7.74 acres. According to the applicant, the subdivision is requested to plat a lot to break out a farmstead from the farmland.

The proposed ownership and maintenance responsibility of the subdivision will be private. The subdivision will use 140th Ave SE for road access, ditches for storm sewer conveyance, rural water. The property currently does not have a licensed on-site septic system for wastewater treatment.

There were no public comments, the public hearing was closed.

**MOTION, *passed***

**Mr. Gust moved, and Mr. Monson seconded to accept the findings and recommendations of staff and recommend approval to the County Commission**

**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, including approval of a variance.**

**F. NEW BUSINESS**

Subdivision Application Fee Schedule. Mr. Hansen presented five different options of fees for the commissioners to review and discuss. Mr. Veit asked why this is coming up now and why is there a need to raise the fee, with seemingly little benefit. Cass County Commissioners have tasked the Planning department to increase the fees in order to close a gap between 2024 budget and 2025 budget. It was decided to take a vote with three saying ‘Yes’ to keep the fees as is and three saying ‘No’ to raise the fees at a to be determined amount. With the vote failing on lack of a majority, Dr. Mahoney said to bring this to the County Commission once again and they can have input on what they would like to see. Mr. Lougheed said that Planning Commission and Department is providing a service to rural residents, and the fee increase could be a potential hardship since there are other fees the resident must pay for, such as land surveying. He also went on to say that the county is benefiting for better tracking of subdivisions and cleaning up lots as needed.

**G. OLD BUSINESS**

Opening on Planning Commission for a Fargo Resident: Mr. Hansen was going to check with the Public Information Officer to see how county openings for boards are advertised.

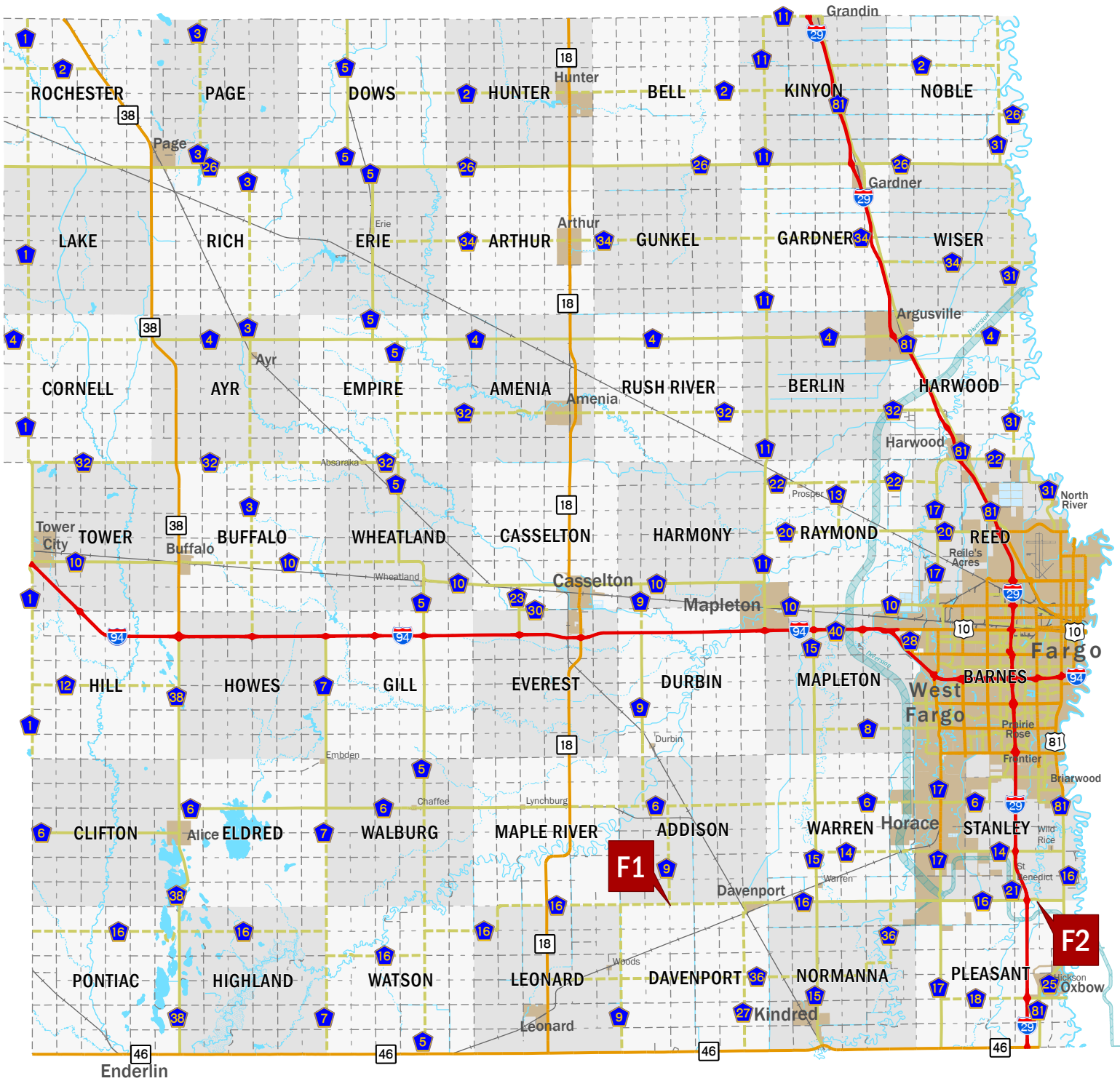
**H. ADJOURNMENT**

On motion by Mr. Gust and seconded by Mr. Monson and all voting in favor, the meeting was adjourned at 7:43 am.

# Agenda Items

Cass County Planning Commission

October 24, 2024



## Agenda Items:

F1 - Kurtz Subdivision

F2 - Freeman Subdivision

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 Staff Report

<b>Entitlements Requested:</b>	<b>Minor Subdivision (1 Lot)</b> of a part of the NW ¼ of Section 4, Township 137 North, Range 51 West		
<b>Title:</b>	<b>Kurtz Subdivision</b>	<b>Date:</b>	10/24/24
<b>Location:</b>	NW ¼ of Section 4, Township 137 North, Range 51 West (Davenport Township)	<b>Staff Contact:</b>	Cole Hansen
<b>Parcel Number:</b>	32-0000-03016-010	<b>Water District:</b>	Maple River Water District
<b>Owner(s)/Applicant:</b>	Ronald Kurtz & Carol Olgeirson	<b>Engineer/Surveyor:</b>	Houston Engineering
<b>Status:</b>	Planning Commission Hearing: October 24, 2024		

Existing Land Use	Proposed Land Use
Residential	Residential
Proposal	

The applicant is seeking approval of a minor subdivision entitled **Kurtz Subdivision** to plat a one (1) Lot subdivision of approximately 5.37 acres. According to the applicant, the subdivision is requested to plat a lot to break out a farmstead from the farmland.

The proposed ownership and maintenance responsibility of the subdivision will be private. The subdivision will use 159<sup>th</sup> Ave SE for road access, ditches for storm sewer conveyance, rural water. The property currently does not have a licensed on-site septic system for wastewater treatment.

Agency Comments	
<b>County Engineer</b>	No comments were received prior to publishing the staff report.
<b>Water Resource District</b>	No comments were received prior to publishing the staff report.
<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/T-Mobile/Congent</b>	No comments were received prior to publishing the staff report.
<b>AT&amp;T</b>	No comments were received prior to publishing the staff report.
<b>Xcel Energy</b>	No comments were received prior to publishing the staff report.
<b>Otter Tail Power Company</b>	No comments were received prior to publishing the staff report.
<b>Magellan Pipeline Company</b>	No comments were received prior to publishing the staff report.

NuStar Energy	No comments were received prior to publishing the staff report.
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	No issue with proposal.
Township Chairman	No comments were received prior to publishing the staff report.
The City of Fargo	No comments were received prior to publishing the staff report.
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**

*Land Use and Surrounding Uses*  
 The subject property is bound by agricultural production land on the north, south, west, and east sides of the lot. 159<sup>th</sup> Ave SE borders the west of the property.

*Floodzone*  
 According to the FEMA Flood Map Service Center, this property is currently mapped with no Special Hazard Flood Area being 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 is developed and requires the transfer of a development right. Section 5.04 (e) 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. Because the lot subdivision proposal is less than 40 acres, a transfer of a development right is required along with a deed restriction.

**Staff Recommendation**

To accept the findings and recommendations of staff and recommend **approval** to the County Commission 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.

**Attachments**

1. Location Map
2. Plat Document

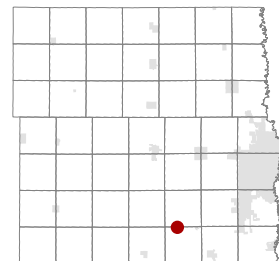
# Minor Subdivision

Kurtz Subdivision

Section 4, Davenport Township  
Township 137 North - Range 51 West



Cass County Planning Commission  
October 24, 2024



Imagery: NAIP, summer/fall 2023

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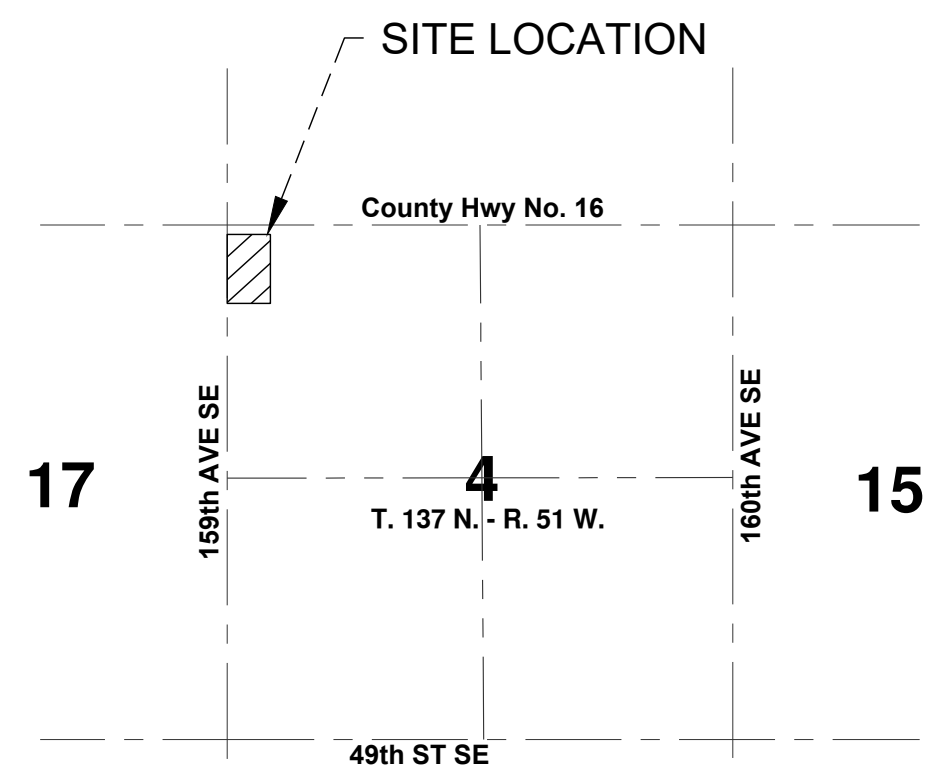
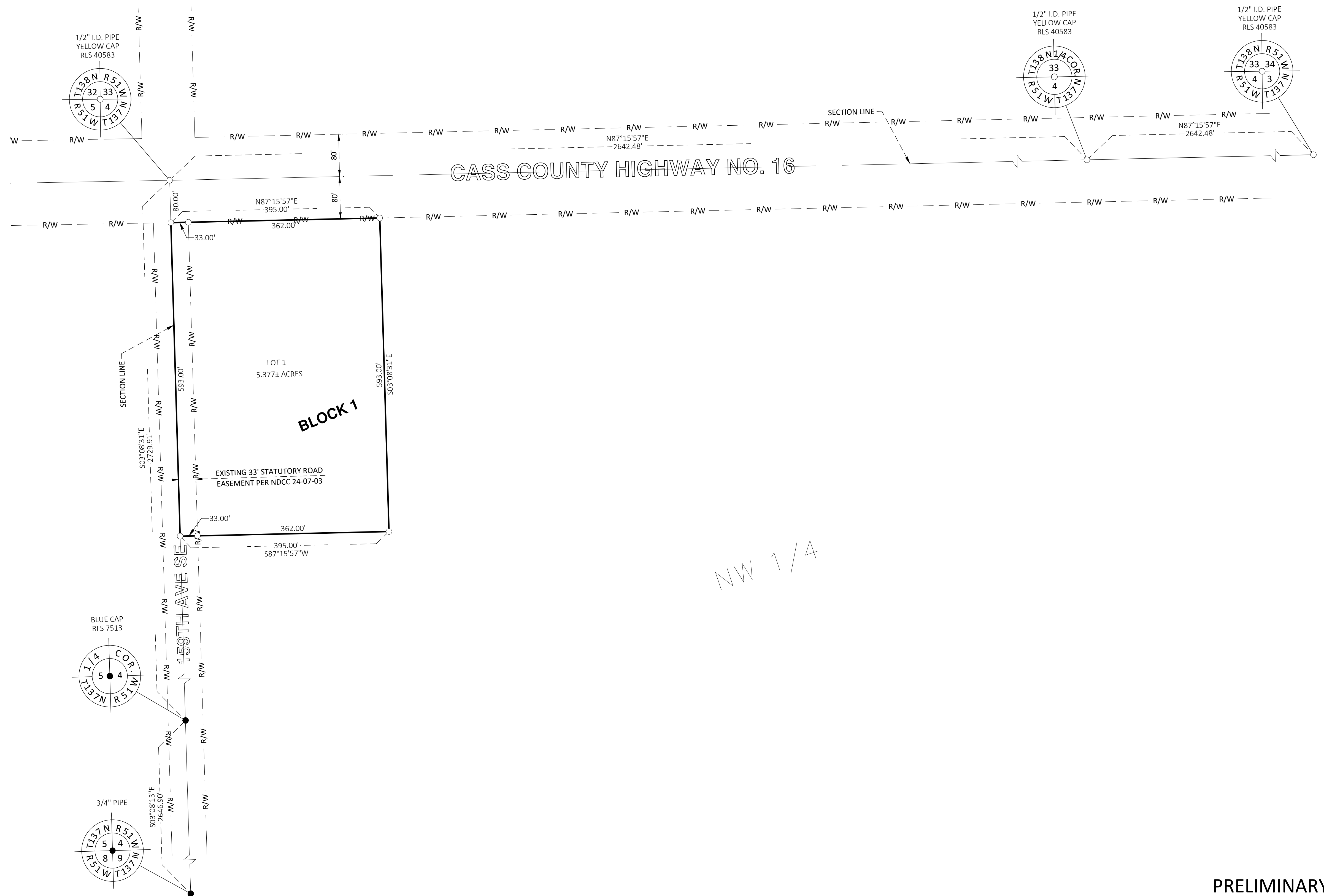
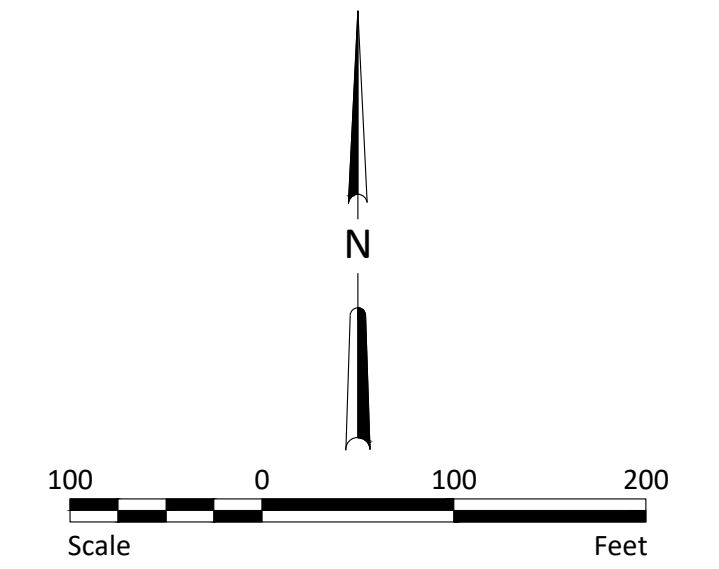


# KURTZ SUBDIVISION

BEING A PLAT OF PART OF THE NORTHWEST QUARTER  
SECTION 4, T. 137 N., R. 51 W., 5th P.M.  
CASS COUNTY, NORTH DAKOTA

## LEGEND

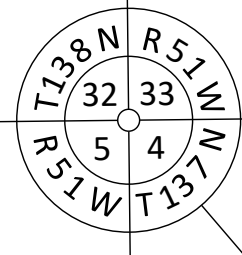
- IRON MONUMENT FOUND
  - 1/2" I.D. IRON PIPE SET
  - PLAT BOUNDARY
  - EXISTING RIGHT OF WAY LINE  R/W
- BEARINGS SHOWN ARE BASED ON THE NORTH DAKOTA STATE PLANE COORDINATE SYSTEM (NAD83) - SOUTH ZONE
- MEASURED DISTANCES SHOWN ARE GROUND DISTANCES IN TERMS OF U.S. SURVEY FEET. USE COMBINATION FACTOR OF 1.0001125127 TO CONVERT STATE PLANE DISTANCES TO GROUND DISTANCES.



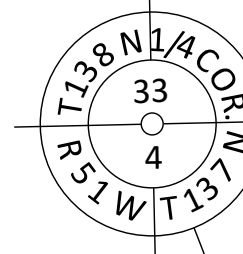
**VICINITY MAP**  
NOT TO SCALE

NW 1/4

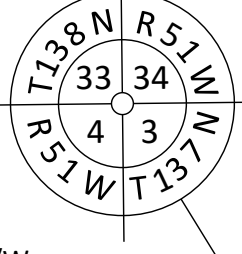
1/2" I.D. PIPE  
YELLOW CAP  
RLS 40583



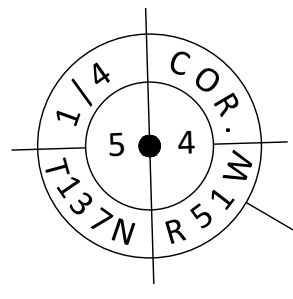
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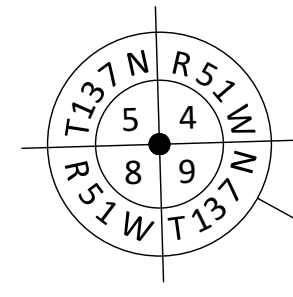
1/2" I.D. PIPE  
YELLOW CAP  
RLS 40583



BLUE CAP  
RLS 7513



3/4" PIPE



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# KURTZ SUBDIVISION

BEING A PLAT OF PART OF THE NORTHWEST QUARTER  
SECTION 4, T. 137 N., R. 51 W., 5th P.M.  
CASS COUNTY, NORTH DAKOTA

Owners' Certificate and Dedication:

Know all persons by these presents: Ronald Kurtz, Co-Personal Representative and Carol Olgeirson, Co-Personal Representative of the Estate of Roger L. Kurtz, are the owners and proprietors of that part of the Northwest Quarter of Section 4, Township 137 North, Range 51 West of the Fifth Principal Meridian, Cass County, North Dakota, described as follows:

Commencing at the northwest corner of said Northwest Quarter; thence South 03°08'31" East, along the westerly line of said Northwest Quarter for a distance of 80.00 feet to the southerly right-of-way line of Cass County Highway No. 16 and the true point of beginning; thence North 87°15'57" East, along said southerly right-of-way line, for a distance of 395.00 feet; thence South 03°08'31" East, parallel with the westerly line of said Northwest Quarter, for a distance of 593.00 feet; thence South 87°15'57" West, parallel with the northerly line of said Northwest Quarter, for a distance of 395.00 feet to a point of intersection with the westerly line of said Northwest Quarter; thence North 03°08'31" West, along the westerly line of said Northwest Quarter, for a distance of 593.00 feet to the true point of beginning.

Said tract contains 5.377 acres, more or less.

And that said parties have caused the same to be surveyed and platted as **KURTZ SUBDIVISION**.

In witness whereof we have set our hands and seals.

\_\_\_\_\_  
Ronald Kurtz, Co-Personal Representative

State of North Dakota        )  
  ) ss  
County of Cass                )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a notary public within and for said county and state, personally appeared Ronald Kurtz, Co-Personal Representative of the Estate of Roger L. Kurtz, known to me to be the person described in and who executed the foregoing instrument and acknowledged that he executed same on behalf of said estate.

Notary Public: \_\_\_\_\_

\_\_\_\_\_  
Carol Olgeirson, Co-Personal Representative

State of North Dakota        )  
  ) ss  
County of Cass                )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a notary public within and for said county and state, personally appeared Carol Olgeirson, Co-Personal Representative of the Estate of Roger L. Kurtz, known to me to be the person described in and who executed the foregoing instrument and acknowledged that she executed same on behalf of said estate.

Notary Public: \_\_\_\_\_

Surveyor's Certificate:

I, Trent R. Karel, Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that the plat hereon is a true and correct representation of the survey thereof, that all distances are correctly shown on said plat in feet and decimals of a foot, and that the monuments for the guidance of future surveys have been placed in the ground as shown.

\_\_\_\_\_  
Trent R. Karel  
North Dakota PLS No. 40583

State of North Dakota        )  
  ) ss  
County of Cass                )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a notary public within and for said county and state, personally appeared Trent R. Karel, known to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

Notary Public: \_\_\_\_\_

Cass County Engineer:

Reviewed by the Interim Cass County Engineer this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Tom Soucy, Interim Cass County Engineer

Cass County Planning Commission:

Reviewed by the Cass County Planning Commission this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Ken Lougheed, Chairman

Attest: \_\_\_\_\_  
Secretary

Davenport Township:

Reviewed by Davenport Township, Cass County, North Dakota, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Vernon Liebelt, Chair

Attest: \_\_\_\_\_  
Jon Erickson, Clerk

Cass County Board of Commissioners' Approval:

Approved by Cass County, North Dakota, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Chad M. Peterson, Chair

Attest: \_\_\_\_\_  
Brandy Madrigga, Cass County Finance Director

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# KURTZ SUBDIVISION

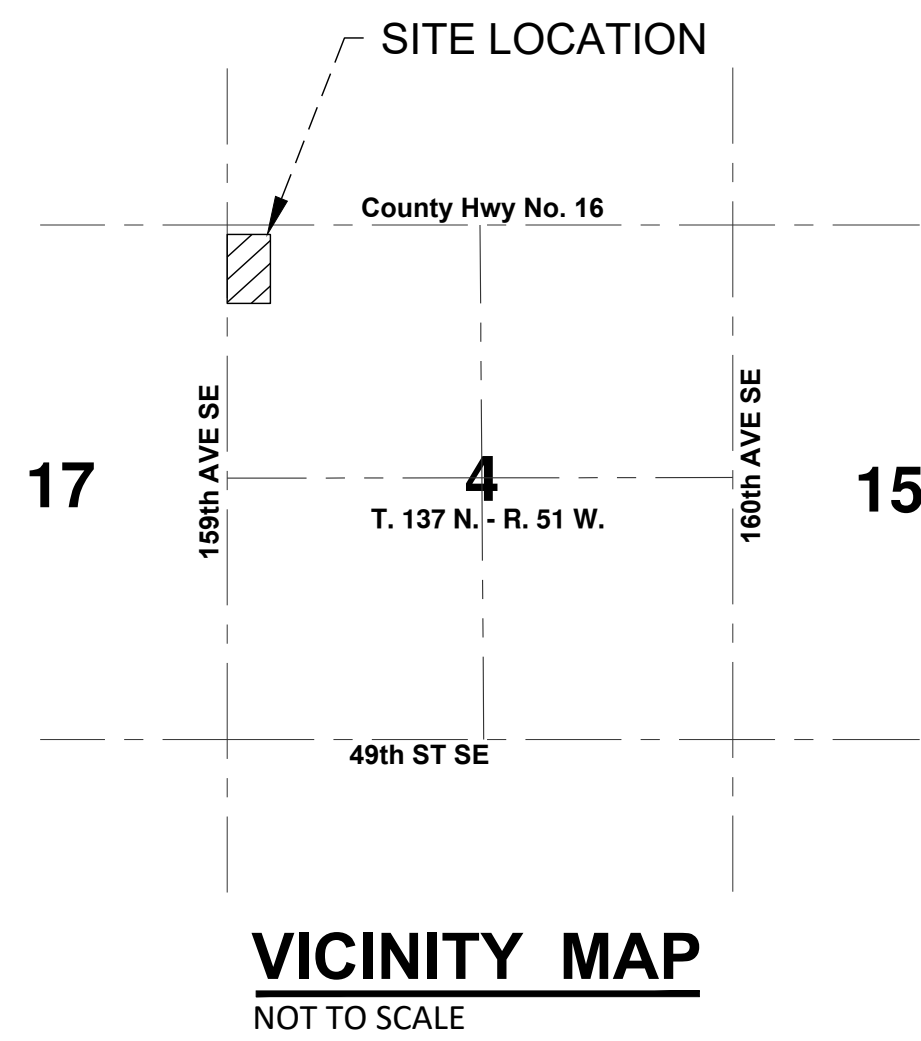
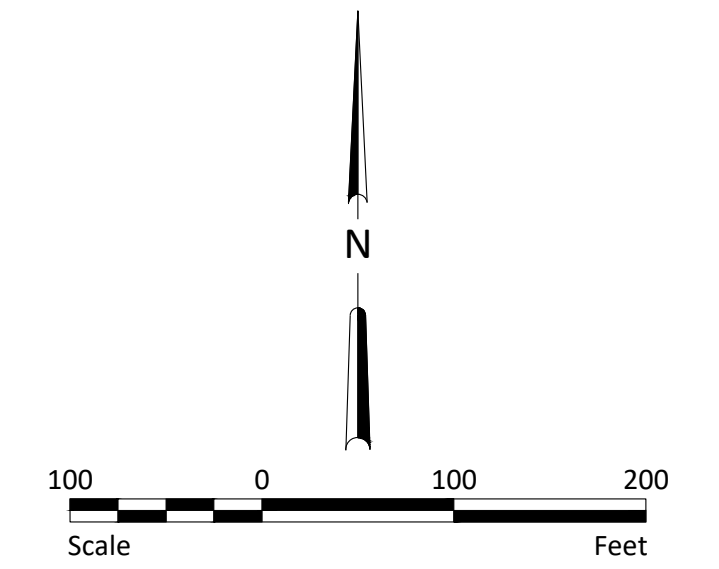
BEING A PLAT OF PART OF THE NORTHWEST QUARTER  
SECTION 4, T. 137 N., R. 51 W., 5th P.M.  
CASS COUNTY, NORTH DAKOTA

## LEGEND

- IRON MONUMENT FOUND
- 1/2" I.D. IRON PIPE SET
- PLAT BOUNDARY
- EXISTING RIGHT OF WAY LINE  R/W

BEARINGS SHOWN ARE BASED ON THE  
NORTH DAKOTA STATE PLANE COORDINATE  
SYSTEM (NAD83) - SOUTH ZONE

MEASURED DISTANCES SHOWN ARE GROUND  
DISTANCES IN TERMS OF U.S. SURVEY FEET. USE  
COMBINATION FACTOR OF 1.0001125127 TO CONVERT  
STATE PLANE DISTANCES TO GROUND DISTANCES.



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# KURTZ SUBDIVISION

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SECTION 4, T. 137 N., R. 51 W., 5th P.M.  
CASS COUNTY, NORTH DAKOTA

Owners' Certificate and Dedication:

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Commencing at the northwest corner of said Northwest Quarter; thence South 03°08'31" East, along the westerly line of said Northwest Quarter for a distance of 80.00 feet to the southerly right-of-way line of Cass County Highway No. 16 and the true point of beginning; thence North 87°15'57" East, along said southerly right-of-way line, for a distance of 395.00 feet; thence South 03°08'31" East, parallel with the westerly line of said Northwest Quarter, for a distance of 593.00 feet; thence South 87°15'57" West, parallel with the northerly line of said Northwest Quarter, for a distance of 395.00 feet to a point of intersection with the westerly line of said Northwest Quarter; thence North 03°08'31" West, along the westerly line of said Northwest Quarter, for a distance of 593.00 feet to the true point of beginning.

Said tract contains 5.377 acres, more or less.

And that said parties have caused the same to be surveyed and platted as **KURTZ SUBDIVISION**.

In witness whereof we have set our hands and seals.

\_\_\_\_\_  
Ronald Kurtz, Co-Personal Representative

State of North Dakota        )  
  ) ss  
County of Cass                )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a notary public within and for said county and state, personally appeared Ronald Kurtz, Co-Personal Representative of the Estate of Roger L. Kurtz, known to me to be the person described in and who executed the foregoing instrument and acknowledged that he executed same on behalf of said estate.

Notary Public: \_\_\_\_\_

\_\_\_\_\_  
Carol Olgeirson, Co-Personal Representative

State of North Dakota        )  
  ) ss  
County of Cass                )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a notary public within and for said county and state, personally appeared Carol Olgeirson, Co-Personal Representative of the Estate of Roger L. Kurtz, known to me to be the person described in and who executed the foregoing instrument and acknowledged that she executed same on behalf of said estate.

Notary Public: \_\_\_\_\_

Surveyor's Certificate:

I, Trent R. Karel, Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that the plat hereon is a true and correct representation of the survey thereof, that all distances are correctly shown on said plat in feet and decimals of a foot, and that the monuments for the guidance of future surveys have been placed in the ground as shown.

\_\_\_\_\_  
Trent R. Karel  
North Dakota PLS No. 40583

State of North Dakota        )  
  ) ss  
County of Cass                )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a notary public within and for said county and state, personally appeared Trent R. Karel, known to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

Notary Public: \_\_\_\_\_

Cass County Engineer:

Reviewed by the Interim Cass County Engineer this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Tom Soucy, Interim Cass County Engineer

Cass County Planning Commission:

Reviewed by the Cass County Planning Commission this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Ken Lougheed, Chairman

Attest: \_\_\_\_\_  
Secretary

Davenport Township:

Reviewed by Davenport Township, Cass County, North Dakota, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Vernon Liebelt, Chair

Attest: \_\_\_\_\_  
Jon Erickson, Clerk

Cass County Board of Commissioners' Approval:

Approved by Cass County, North Dakota, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Chad M. Peterson, Chair

Attest: \_\_\_\_\_  
Brandy Madrigga, Cass County Finance Director

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## Cass County Planning Commission Staff Report

<b>Entitlements Requested:</b>	<b>Minor Subdivision (1 Lot)</b> of a part of the NE ¼ of Section 2, Township 137 North, Range 49 West		
<b>Title:</b>	<b>Freeman Subdivision</b>	<b>Date:</b>	10/24/24
<b>Location:</b>	NE ¼ of Section 2, Township 137 North, Range 49 West (Pleasant Township)	<b>Staff Contact:</b>	Cole Hansen
<b>Parcel Number:</b>	57-0000-10229-002	<b>Water District:</b>	Southeast Water District
<b>Owner(s)/Applicant:</b>	Carol Freeman, Owner Eric Johnson, Applicant	<b>Engineer/Surveyor:</b>	Houston Engineering
<b>Status:</b>	Planning Commission Hearing: October 24, 2024		

Existing Land Use	Proposed Land Use
Agricultural	Residential
Proposal	

The applicant is seeking approval of a minor subdivision entitled **Freeman Subdivision** to plat a one (1) Lot subdivision of approximately 11.3 acres. According to the applicant, the subdivision is requested to plat a lot to plat a lot for construction of a residential home.

The proposed ownership and maintenance responsibility of the subdivision will be private. The subdivision will use 174<sup>th</sup> Ave SE for road access, ditches for storm sewer conveyance, rural water. The property currently does not have a licensed on-site septic system for wastewater treatment.

Agency Comments	
<b>County Engineer</b>	No comments were received prior to publishing the staff report.
<b>Water Resource District</b>	No comments were received prior to publishing the staff report.
<b>Cass County Electric Cooperative</b>	No comments were received prior to publishing the staff report.
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NuStar Energy	No comments were received prior to publishing the staff report.
Cass Rural Water	No comments were received prior to publishing the staff report.
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County Sanitarian	No issue with proposal.
Township Chairman	No comments were received prior to publishing the staff report.
The City of Fargo	No comments were received prior to publishing the staff report.
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**

*Land Use and Surrounding Uses*  
 The subject property is bound by agricultural production land on the south, west, and east sides of the lot and by residential and industrial uses to the north. 174<sup>th</sup> Ave SE borders the west of the property and County Road 16 borders the north of the property.

*Floodzone*  
 According to the FEMA Flood Map Service Center, this property is currently mapped with Zone AE Special Hazard Flood Area being identified with a Base Flood Elevation of 912'. In addition, no wetlands or other notable features are present on the proposed subdivision Lot.

*Land Development Rights*  
 The subject quarter-quarter section currently is developed and requires the transfer of a development right. Section 5.04 (e) 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. Because the lot subdivision proposal is less than 40 acres, a transfer of a development right is required along with a deed restriction.

**Staff Recommendation**

To accept the findings and recommendations of staff and recommend **approval** to the County Commission 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.

**Attachments**

1. Location Map
2. Plat Document

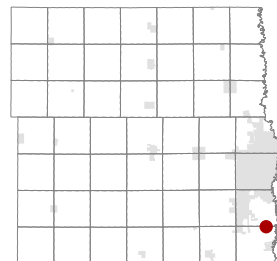
# Minor Subdivision

## Freeman Subdivision

Section 2, Pleasant Township  
Township 137 North - Range 49 West



Cass County Planning Commission  
October 24, 2024



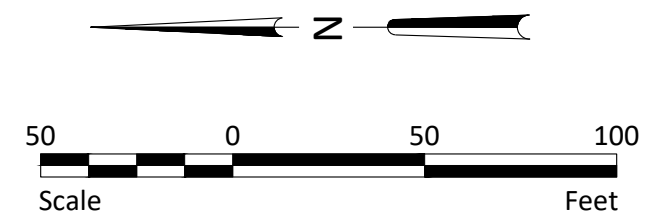
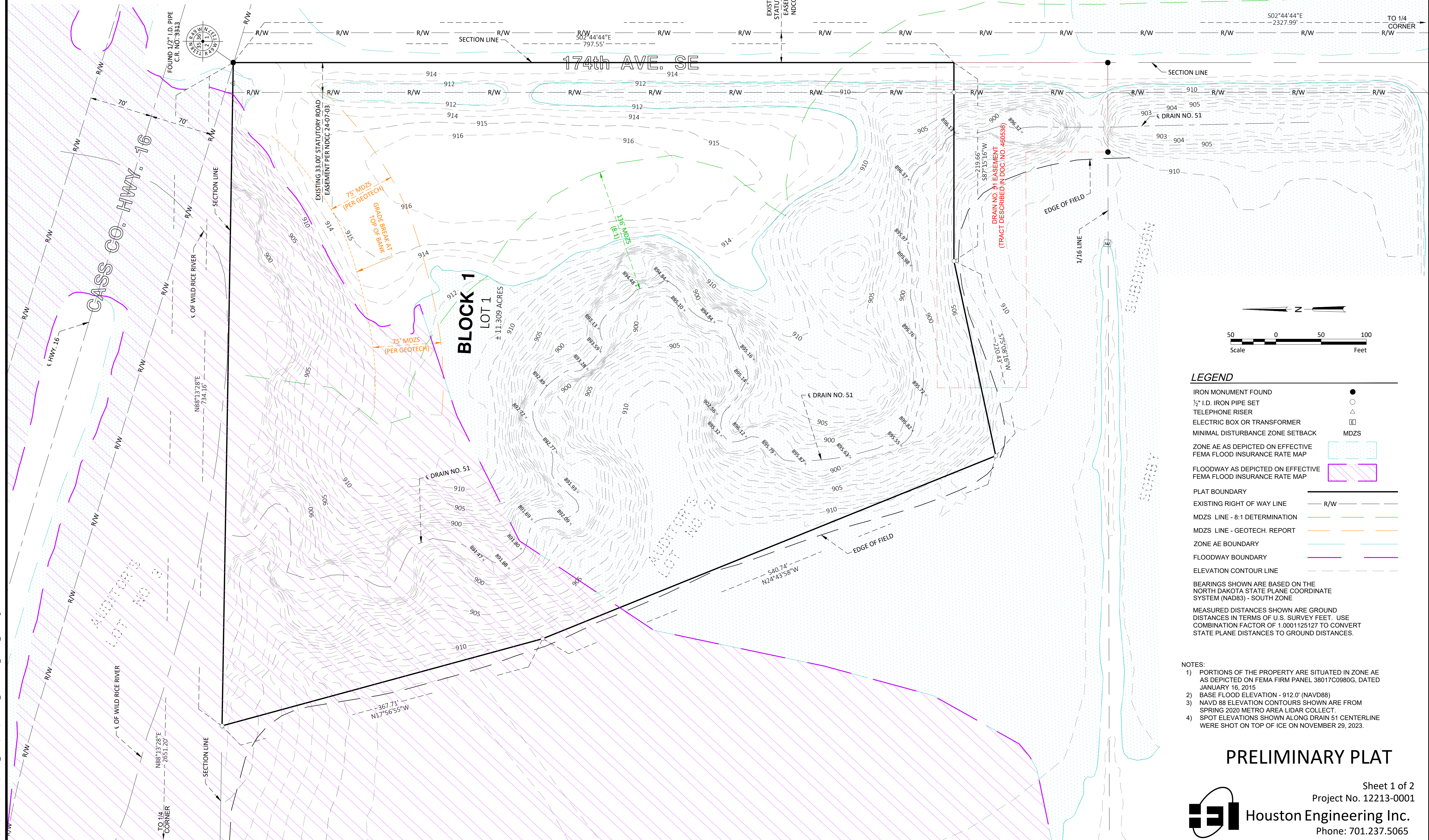
Imagery: NAIP, summer/fall 2023

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.



# FREEMAN SUBDIVISION

BEING A PLAT OF PART OF AUDITOR'S LOT NO. 2,  
NORTHEAST QUARTER OF SECTION 2, T. 137 N., R. 49 W., 5th P.M.  
CASS COUNTY, NORTH DAKOTA



**LEGEND**

IRON MONUMENT FOUND	●
1/2" I.D. IRON PIPE SET	○
TELEPHONE RISER	△
ELECTRIC BOX OR TRANSFORMER	⊠
MINIMAL DISTURBANCE ZONE SETBACK	MDZS
ZONE AE AS DEPICTED ON EFFECTIVE FEMA FLOOD INSURANCE RATE MAP	
FLOODWAY AS DEPICTED ON EFFECTIVE FEMA FLOOD INSURANCE RATE MAP	
PLAT BOUNDARY	—
EXISTING RIGHT OF WAY LINE	— R/W —
MDZS LINE - 8.1 DETERMINATION	—
MDZS LINE - GEOTECH. REPORT	—
ZONE AE BOUNDARY	—
FLOODWAY BOUNDARY	—
ELEVATION CONTOUR LINE	—

BEARINGS SHOWN ARE BASED ON THE NORTH DAKOTA STATE PLANE COORDINATE SYSTEM (NAD83) - SOUTH ZONE

MEASURED DISTANCES SHOWN ARE GROUND DISTANCES IN TERMS OF U.S. SURVEY FEET. USE COMBINATION FACTOR OF 1.0001125127 TO CONVERT STATE PLANE DISTANCES TO GROUND DISTANCES.

- NOTES:**
- 1) PORTIONS OF THE PROPERTY ARE SITUATED IN ZONE AE AS DEPICTED ON FEMA FIRM PANEL 38017C0980G, DATED JANUARY 16, 2015
  - 2) BASE FLOOD ELEVATION - 912.0' (NAVD88)
  - 3) NAVD 88 ELEVATION CONTOURS SHOWN ARE FROM SPRING 2020 METRO AREA LIDAR COLLECT.
  - 4) SPOT ELEVATIONS SHOWN ALONG DRAIN 51 CENTERLINE WERE SHOT ON TOP OF ICE ON NOVEMBER 29, 2023.

**PRELIMINARY PLAT**

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# FREEMAN SUBDIVISION

BEING A PLAT OF PART OF AUDITOR'S LOT NO. 2,  
NORTHEAST QUARTER OF SECTION 2, T. 137 N., R. 49 W., 5th P.M.  
CASS COUNTY, NORTH DAKOTA

Owners' Certificate and Dedication:

Know all persons by these presents: That Carol Freeman, a single person, is the owner and proprietor of that part of Auditor's Lot No. 2 of the Northeast Quarter of Section 2, Township 137 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, described as follows:

BEGINNING at the Northeast Corner of said Section 2; thence South 02°44'44" East, along the easterly line of said Section 2, for a distance of 797.55 feet; thence South 87°15'16" West for a distance of 219.66 feet; thence South 75°08'16" West for a distance of 220.43 feet; thence North 24°43'58" West for a distance of 540.74 feet; thence North 17°56'55" West for a distance of 367.71 feet to a point of intersection with the northerly line of said Section 2; thence North 88°13'28" East, along the northerly line of said Section 2, for a distance of 734.16 feet to the POINT OF BEGINNING.

Said tract contains 11.309 acres, more or less.

And that said party has caused the same to be surveyed and platted as **FREEMAN SUBDIVISION**.

In witness whereof I have set my hand and seal.

Owner:

\_\_\_\_\_  
Carol Freeman

State of North Dakota )  
                                  ) ss  
County of Cass         )

On this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, before me, a notary public within and for said county and state, personally appeared Carol Freeman, a single person, known to me to be the person described in and who executed the foregoing instrument and acknowledged that she executed same as her free act and deed.

Notary Public: \_\_\_\_\_

Surveyor's Certificate:

I, Curtis A. Skarphol, Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify on this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, that the plat hereon is a true and correct representation of the survey thereof, that all distances are correctly shown on said plat in feet and decimals of a foot, and that the monuments for the guidance of future surveys have been placed in the ground as shown.

\_\_\_\_\_  
Curtis A. Skarphol  
North Dakota PLS No. 4723

State of North Dakota )  
                                  ) ss  
County of Cass         )

On this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, before me, a notary public within and for said county and state, personally appeared Curtis A. Skarphol, known to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

Notary Public: \_\_\_\_\_

Cass County Engineer:

Reviewed by the Cass County Engineer this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Tom Soucy, Interim Cass County Engineer

Cass County Planning Commission:

Reviewed by the Cass County Planning Commission this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Ken Lougheed, Chairman

Attest: \_\_\_\_\_  
Secretary

Pleasant Township:

Reviewed by Pleasant Township, Cass County, North Dakota, this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Mark Hiatt, Chair

Attest: \_\_\_\_\_  
Nicole Bice, Clerk

Cass County Board of Commissioners' Approval:

Approved by Cass County, North Dakota, this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Chad M. Peterson, Chair

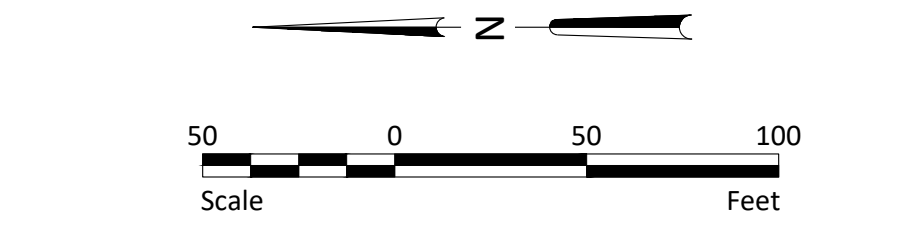
Attest: \_\_\_\_\_  
Brandy Madrigga, Cass County Finance Director

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PRELIMINARY PLAT

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CASS COUNTY, NORTH DAKOTA



**LEGEND**

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Owner:

\_\_\_\_\_  
Carol Freeman

State of North Dakota    )  
  ) ss  
County of Cass            )

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Curtis A. Skarphol  
North Dakota PLS No. 4723

State of North Dakota    )  
  ) ss  
County of Cass            )

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Reviewed by the Cass County Engineer this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Tom Soucy, Interim Cass County Engineer

Cass County Planning Commission:

Reviewed by the Cass County Planning Commission this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Ken Lougheed, Chairman

Attest: \_\_\_\_\_  
Secretary

Pleasant Township:

Reviewed by Pleasant Township, Cass County, North Dakota, this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Mark Hiatt, Chair

Attest: \_\_\_\_\_  
Nicole Bice, Clerk

Cass County Board of Commissioners' Approval:

Approved by Cass County, North Dakota, this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Chad M. Peterson, Chair

Attest: \_\_\_\_\_  
Brandy Madrigga, Cass County Finance Director

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PRELIMINARY PLAT