

Planning & Zoning Commission Proceedings
Monday, March 20, 2017

Commissioner Doug Krebsbach opened the meeting at 1:30 p.m. Present were Commissioners Krebsbach, John Matthews, Roger Britton, Darwin Saari, Don Flinn, and Noelle Kroll. Also present were Marlan Faul, Tom Foley, Keith Braunberger, Jon and Karla Backes, John Carston, and Nick Jackson of Minot; Lonnie Berg of Surrey; Rick Hauf and Richard Wolf, of Ruso; Ashley Mickelsen of Hazen; Loretta and John Ganje and Calvin Sheelar of Otis Township; Ward Knutson of Bismarck; Dean Weidler of Velva; County Recorder Beth Knutson; States Attorney Ladd Erickson; Land Use Administrator Todd Schreiner; his assistant Cassie Goetz; County Assessor Ryan Oberg; and Secretary Nancy Leidholm. Absent was Commissioner Rick Hultberg.

Ward Knutson and Dean Weidler were present to request approval of a subdivision plat involving land located in part of Government Lots 4 and 5 of Section 36, and part of the SW¼ of Section 36, Township 150 North, Range 80 West, to develop a 8 lot rural residential subdivision to be known as Strawberry Lake First Addition, located in Otis Township. This request was tabled at the February meeting.

Ward Knutson explained that he and Dean Weidler have made changes and updates to the proposed subdivision. Revisions to the plat show that each lot is now 150 feet front and back, containing at least 2½ acres each; Lot 8 has been designated as the beach area based on requirements put forth by Otis Township. The area contains 46,000 square feet or 1.7 acres ample enough space to allow for a parking area and 200 feet of shoreline; a change in the covenants regarding road maintenance reads that the new road will be dedicated to public use and post maintenance of the road will be the responsibility of the lot owners of the subdivision, cost of the maintenance to be equally shared by each lot owner, and maintenance shall be approved by a simple majority of the affected owners. This takes away the responsibility to the Strawberry Lake Cabin Owners Association (Lake Association) and puts it on the lot owners of this subdivision.

Otis Township representative Calvin Sheelar stated that the township drew up a proposal and Ward Knutson and Weidler matched what was asked so the township stands behind the operation.

Richard Wolf who farms north of Strawberry Lake feels the cabin owners he represented at the previous meeting have had their concerns met and are in approval of the project.

Cabin owner Jon Backes questioned when the old road would officially become inaccessible with regard to the timeline for construction of the new road. He went on to question whether or not the county would oversee the process to ensure the new road would allow access to those lots that adjoin the road. Krebsbach stated that the county will not oversee the process of building the new road, however, the Highway Superintendent will inspect it and improve it before it's done, adding that the old road will stay open until the new road is inspected and approved. There will always be access to the back cabins.

Schreiner questioned States Attorney Ladd Erickson whether or not the old road would have to go through a public hearing to be vacated. Erickson stated that the road doesn't appear on any of the deeds and does not need to be formerly vacated.

Krebsbach stated that in regards to roads, the county has somewhat of a spec with very little tolerance for variation for its new road system. The road will have four foot separation, slopes, ditches, and approaches big enough to allow fire trucks and ambulances to get in.

Ward Knutson added that they are working with Houston Engineering to design the road and plan to follow county specifications as far as water, drainage, and culvert size.

Schreiner stated that the McLean County Water Board will be involved to make sure there is sufficient drainage and it doesn't affect what is already in existence. There are guidelines that have to be followed.

Nick Jackson who uses the beach along with his children on weekends is concerned about what the dimensions of the beach will be reduced down to and wonders if there will be enough parking for people with trucks

and trailers. Ward Knutson presented a map and explained the proposed area to Jackson showing the shoreline and the parking area. He also explained that signage will be placed along the road allowing no parking.

Wolf questioned if the fishing pier would remain this summer. Knutson responded that it would be left in place until they get to a point when that lot is for sale, but predicts it will remain for the summer.

Krebsbach brought up policing of the beach by law enforcement as it will be private property and stated that it will not be an issue as police officers can come onto private property when called.

Beth Knutson questioned if the road must be completed before this is platted. Schreiner stated that the plat cannot be recorded until the road has been built, completed and approved.

Schreiner informed Ward Knutson and Weidler that they were responsible for naming the new road and providing signage as well.

Krebsbach then questioned the size of the parking area wondering how many vehicles it will be able to hold. Calvin Sheelar responded that the area where the existing road is now to the southern edge of that boundary is about 100 feet deep and 200 feet wide on the east side, and the west side is just shy of 100 feet making about 18,000 to 20,000 square feet of parking area. He was given assurance by the Lake Association that they will provide signage stating that trailers can't be left to plug up the parking area for any longer than one day.

Saari questioned access to the parking area. Sheelar responded that access will be made off of 13th Avenue. Ward Knutson explained that it hasn't been designed yet but they are talking about a possible round-about in there. Discussion followed regarding approaches.

Schreiner mentioned that the Highway Superintendent has stated that the roads around there are not sufficient for heavy equipment travel. Discussion followed regarding the route to be taken by the heavy equipment that will be doing the work.

Krebsbach stated that McLean County would not be responsible for maintaining the road. He went on to say that part of the responsibility of allowing new subdivisions in McLean County is to generate new tax dollars.

Moved by Britton, seconded by Matthews, to recommend to the Board of County Commissioners approval of the request for a subdivision plat from Ward Knutson and Dean Weidler for land located in part of Government Lots 4 and 5 of Section 36, and part of the SW $\frac{1}{4}$ of Section 36, Township 150 North, Range 80 West, to develop a 8 lot rural residential subdivision to be known as Strawberry Lake First Addition, located in Otis Township. Roll Call Vote: Aye: Kroll, Matthews, Britton, Saari, Flinn, and Krebsbach. Nay: None. Motion carried. Absent and not voting: Hultberg.

There being no further business the Vice-Chairperson adjourned the meeting at 1:58 p.m.

Doug Krebsbach, Vice-Chairperson

Nancy Leidholm, Secretary