



BARNES COUNTY – PLANNING AND ZONING

Planning and Zoning
Barnes County Courthouse
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Chairman

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Vice Chairman

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Valley City ND 58072
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Bob Werkhoven

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MINUTES – JULY 11, 2013

Members Present: Michael Schwehr, John Behm, DeLyle Mortenson, Ken Evenson, John Froelich, Eldred Knutson, Vernon Roorda, Bob Werkhoven, Mary Lee Nielson

Also present: Lee Grossman, Betty Koslofsky, Alex Richard, Lloyd Nelson, Jim Nelson, Carol Olson, Charles Olson, Pat Phillips, Paul Diegel, Paul Metcalf, Mark Winter, Andrea D Winter, Lloyd Nelson, Donna Nelson, Shawn Mayfield, Don Olson, Nick Nielsen, Susan Nelson, Matt Hagen, John Triebold, Bob Bruns, Jeff Edwards

Chairman Schwehr called for the meeting to order.

Froelich made a motion, seconded by Behm, to approve the minutes of June 13, 2013, meeting with corrections. Motion carried.

Schwehr recessed the meeting and opened a hearing for Mark & Andrea Winter for a Variance to construct a cabin 20' from the center of a public road and 10' from the south ownership line on the S60' of Lot 11, Eggerts Landing, of NE1/4 of Section 27-142-58, Ashtabula Township. Koslofsky reported a phone call to the office with concern that the structure would be too close to the public road. Knutson also visited with the person explaining it would be 20' from the center of the public road, which satisfied the person. Andrea Winter pointed out that the neighbors shed was only 5' from the road. No one else appeared to protest. Schwehr closed the hearing and reopened the meeting. Froelich made a motion, seconded by Nielson to approve the Variance. Motion carried.

Schwehr recessed the meeting and opened a hearing for Frederick J Gruman for a Variance to construct a garage 155' from the center of a township road on the NE1/4 of Section 26-139-57, Cuba Township. No one appeared to protest. Schwehr closed the hearing and reopened the meeting. There are currently other buildings and trees closer to the road than what this structure will be. Evenson made a motion, seconded by Behm to approve the Variance. Motion carried.

Schwehr recessed the meeting and opened a hearing for Adam L Faul for a Variance to construct a garage 82' from the center of a public road, and 4' from the north ownership/property line on Lot 14, Block 2, Martings Landing, of SW1/4 of Section 32-142-58, Ashtabula Township. No one appeared to protest. Schwehr closed the hearing and reopened the meeting. This garage will be further from the center of the road than the neighbor's garage. Froelich made a motion, seconded by Roorda to approve the Variance. Motion carried.

Schwehr recessed the meeting and opened a hearing for Maple River Grain & Agronomy, LLC, for a Variance to construct a truck scale 143' from the center of a county road on a 5.82 acre tract in the NW1/4 of Section 20-140-57, Alta Township. No one appeared to protest. Alex Richard presented a drawing showing the truck traffic route to keep the trucks from waiting/parking on the county road. Schwehr closed the hearing and reopened the meeting. Nielson made a motion, seconded by Froelich, to approve the Variance with the Stipulation that no trucks can be waiting/parked on the county road with signs stating the same. Motion carried.

Schwehr recessed the meeting and opened a hearing for Legacy Developments, LLC/Paul Diegel for a Variance to move a residential 100' from the center of a public road on a portion, 2.02 acres, of Lot 22, Sheyenne Valley Estates of Section 27-139-58, Marsh Township. Those appearing to protest were: Lloyd Nelson, part of a lot is against Covenants #7; Jim Nelson, concern of the size of buildable area in respect to a septic system with two drainage areas on the lot, this lot has had a previous hill slide, will that happen again, the structure to be moved is older than 3 years, against covenant #4; Sue Nelson, same as Jim Nelson; Don Olson, concern that to change the covenants need to have a majority vote and have the petition recorded in the Barnes County Records Office; Matt Hagen, concern about sub-dividing lots; Shawn Mayfield, concern that 100% of owners should approve to change the covenants. A letter was received from Cody Roswick protesting the variance. Schwehr closed the hearing and reopened the meeting. Behm made a motion, seconded by Werkhoven, to table the Variance and Lot of Land till the August 8, 2013 meeting. DeLyle Mortenson abstained from voting. Motion carried.

The following building permits were reviewed:

- Frederick Gruman – garage, machinery storage, NE1/4 26-139-57
- Maple River Grain – truck scale, 5.82A Trct NW1/4 20-140-57
- Monte Wendel – open porch, Lt 17, Martins 2nd 141-58
- Erwin Fischer – garage, Lt 12, Blk 1, Homestead Sub, 143-58
- Ross Kohler – machinery storage & shop, Aud Lt 1 SE1/4 10-139-56
- Curt Barnes – residence, Aud Lt 1 NE1/4 12-142-60 – old house to be removed within one (1) year
- Steven Briggs – storage structure, Aud Lt 2 NE1/4 11-137-58
- Karen Christenson – Renew, res add & garage, Lt 3, Blk 1, Salthammers Add
- Kevin Eggermont – residence & garage, 7.5A Trct NE1/4 24-140-59

Froelich made a motion, seconded by Nielson to approve Auditors Lot 1, 31.02 acres, of N1/2 of Section 26-143-61, Pierce Township, for Douglas G Etter and David L Etter. Motion carried.

Motion made by Evenson, seconded by Roorda, to approve Auditors Lot 1, 10 acres, & Auditors Lot 2, 5 acres, of NW1/4 of Section 28-141-61, Brimer Township, for Mary Legge & Matthew Legge. Motion carried.

Motion made by Froelich, seconded by Knutson to approve Auditors Lot 2A, 1.39 acres, and Auditor's Lot 2B, 6.43 acres, of NW1/4 of Section 1-139-58, Marsh Township, for Robert & Jean Steffes. Motion carried.

Motion made by Evenson, seconded by Behm to approve Auditors Lot 2A, .66 acre, of SW1/4 of Section 24-140-58, Valley Township, for Nick Nielsen/Wilbur Gabel. Motion carried.

After review of dikes built in the floodway, per 2008 Flood Insurance Rate Maps, the board asked Koslofsky to mail letters to two property owners about getting surveys done by engineer and removal of portions of the dikes in the floodway.

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Charles & Carol Olson/Pat Phillips requested a Floodplain non-construction application approval for Lot 4, Block 1, 2nd Sheyenne Side Subdivision of SE1/4 of Section 33-140-58, Valley Township. Because this property is within the Valley City one (1) mile jurisdiction, the parties were referred to the Valley City Planning & Zoning Board.

Motion made by Werkhoven, seconded by Froelich, to adjourn the meeting. Motion carried.

Betty Koslofsky, Administrator
Barnes County Planning & Zoning Board