

VC Planning Board Meeting Minutes from January 5, 2023

In Attendance:

Zach Lipszyc
Rick Seiler
Tyler Thieven
Lisa Baxter Dave Phippen
Casey Burke
Matt Cash (Via Zoom)
Brad Coon (Via Zoom)
Josh Kittleson

Zach Lipszyc opens the meeting

Zach asks about last meeting minutes from November 1st.

Casey tells the board that he sent them out, but he didn't bring copies to the meeting.

After discussion the board decides to review and approve the minutes at the next meeting.

Rick Seiler makes a motion to wait until the next meeting to review and approve the minutes, Lisa Baxter seconds the motion, the motion passes.

Commissioner Fahlgren did not attend the meeting so there will be no commissioner's report

Zach moves onto old business and the Kittleson Ridge subdivision.

Zach opens the floor for debate before the board votes on the subdivision.

Zach comments on the staff report prepared by the planning office and says he is personally in favor of conditional approval with the recommended conditions, they cover most of the concerns outlined in the public hearing.

Rick Seiler comments that he doesn't remember the staff report off hand.

Casey Burke gives Rick a copy of the staff report that was sent to the board by email.

Casey Burke comments that the board will be considering three different items, two variances from the Valley County Road Standards and the preliminary plat application of the Kittleson Ridge Subdivision.

Casey Burke reads the first variance request out loud to the board, a variance from the maximum length of a cul-de-sac, the subdivision is proposing two cul-de-sacs that will be longer than maximum length allowed by the Valley County subdivision regulations.

Zach Lipszyc asks if the board would like to debate the first variance or go to the vote.

Rick Seiler makes a motion to approve the maximum length of a cul-de-sac variance, Lisa Baxter seconds the motion, motion approved, the board will recommend approval of the maximum cul-de-sac length variance.

Casey Burke reads the second variance request out loud, a variance from the maximum slope of a road within a subdivision, the subdivision is proposing two portions of road that will go beyond the maximum slope allowed by the Valley County subdivision regulations.

Zach Lipszyc asks if there is any discussion on the 2nd requested variance.

Rick Seiler comments that he thought the only concern was that the fire department could have issues with emergency response to the subdivision with the steeper roads.

Casey Burke comments that the chief of the Long Run Fire Department, Sara Bryan wrote a letter to the planning office stating that the department has ways of working around any issues that may arise from the steeper grades.

Zach Lipszyc asks if there is a motion for recommending approval of the variance.

Rick Seiler moves to approve recommending the variance, Dave Pippen seconds the motion, the motion passes, the board will recommend approval of the 2nd variance from the maximum road slope allowed by Valley County subdivision regulations.

Casey Burke reads aloud the conditions of approval the Valley County Planning office is suggesting as part of the staff report submitted to the board.

Dave Pippen asks if the subdivision covenants would come back to the board for review.

Casey Burke tells him they wouldn't.

Dave Pippen expresses concern about the covenants and the road maintenance within the subdivision.

Casey Burke comments that he thought the covenants for the proposed subdivision looked good and everyone that buys a lot in the subdivision would have to be part of the HOA that enforces the covenants.

Zach Lipszyc comments that the board would draft a letter recommending approval, denial, or conditional approval.

Casey Burke agrees that would be the process.

Rick Seiler makes a motion to recommend approval of the preliminary plat for the Kittleson Ridge Minor Subdivision with the conditions recommended by the Valley County Planning department, Lisa Baxter seconds the motion, the motion passes.

Zach Lipszyc asks Casey Burke if he can prepare a letter for the planning board to give to the Valley County Commissioners recommending approval of the subdivision.

Zach Lipszyc moves onto the next item on the agenda, updating the Valley County Subdivision Regulations

Casey Burke comments that he held off bringing drafts of the updated regulations until he had more time to look them over, he will send them out to the board soon and would be something we could look at more at the next meeting.

Rick Seiler makes a motion to table the update to the subdivision regulations until the next meeting, Dave Pippen seconds the motion, the motion passes.

Zach Lipszyc comments that the board will consider the update at the next meeting.

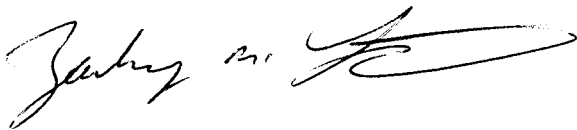
Rick Seiler asks if any more major subdivisions are proposed at this time, Casey Burke comments that there aren't at this time

Casey Burke gives the planner's report to the board. Casey comments that there isn't much new currently, some exempt subdivision and minor subdivision in various steps of the review process. Casey comments that there could be some issues that come up with the passing of Mike Kaiser as he was involved with a few ongoing projects within the county.

Zach Lipszyc asks if there is any new business hearing none he moves onto the introduction of the new board member Tyler Thieven.

Zach Lipszyc suggest that we get back on our normal meeting schedule and sets the meeting date for April 11, 2023 at the Helland Law Office.

Zach Lipszyc asks for a motion to adjourn the meeting; Dave Pippen makes a motion to adjourn the meeting the motion is seconded by Lisa Baxter the meeting is adjourned.

A handwritten signature in black ink, appearing to read 'Zachary Lipszyc', followed by a stylized flourish.

Zachary Lipszyc, Board Chairman