

Stark County Planning and Zoning Commission Minutes

March 28, 2024
3:00 PM

Chairman Dean Franchuk called the meeting of the Stark County Planning and Zoning Commission to order. Chairman Dean Franchuk, Paul Clarys, Brock White, Kurt Froelich, Michael LeMay, Byron Richard, and Suzi Sobolik were present and John Odermann via phone, and Sue Larsen was absent. Also present were County Planner Steve Josephson, State's Attorney Amanda Engelstad, and Nicole Roberts from the Auditor's office.

Ratify Agenda: Planner Steve Josephson stated that there were no additions or deletions to the agenda.

Agenda Item 1: Kurt Froelich moved to approve the minutes from the February 29, 2024. Suzi Sobolik seconded. All voted Aye and motion carried.

Agenda Item 2: Chairman Franchuk opened the public hearing RZ 02-24- Justin Haag is requesting a rezoning from Agriculture to Agricultural Residential on property legally described as Tract 1 and part of Government Lots 2 and 7 of Section 5, Township 140 North, Range 95 West containing approximately 28.515 acres.

Chairman Franchuk asked anyone to speak either for or against the rezoning from Agriculture to Agricultural Residential.

Chairman Franchuk closed the public hearing.

Paul Clarys moved to recommend to the Stark County Board of Commissioners the approval of RZ 02-24 rezoning from Agriculture to Agricultural Residential legally described as Tract 1 and part of Government Lots 2 and 7 of Section 5, Township 140 North, Range 95 West containing approximately 28.515 acres following staff recommendation for Justin Haag.

Kurt Froelich seconded. Roll call: Commissioners: Paul Clarys-aye, Kurt Froelich – aye, Michael LeMay-aye, Suzi Sobolik-aye, Byron Richard-aye, Brock White-aye, John Odermann - aye and Chairman Franchuk-aye. Motion carried.

STAFF RECOMMENDATION: APPROVAL OF THE PROPOSED REZONING BASED UPON THE FOLLOWING FINDING:

- The proposed rezoning is consistent with the zoning and land use patterns in the vicinity.

The request is consistent with the following objectives of the Stark County Comprehensive Plan:

- LAND USE-Strive to protect the agricultural integrity of rural areas; and
- LAND USE-Avoid conflicts between land uses.

Agenda Item 3: Chairman Franchuk opened the public hearing MSP01-24- Justin Haag is requesting approval of a minor subdivision plat of the Russian Spring Creek Subdivision on property legally described as Tract 1 and part of Government Lots 2 and 7 of Section 5, Township 140 North, Range 95 West containing approximately 28.515 acres.

Chairman Franchuk asked anyone to speak either for or against the Russian Spring Creek Subdivision.

Chairman Franchuk closed the public hearing.

Suzi Sobolik moved to recommend to the Stark County Board of Commissioners the approval of MSP01-24 for a minor subdivision plat of the Russian Spring Creek Subdivision on property legally described as Tract 1 and part of Government Lots 2 and 7 of Section 5, Township 140 North, Range 95 West containing approximately 28.515 acres following staff recommendation for Justin Haag.

Paul Clarys seconded. Roll call: Roll call: Commissioners: Suzi Sobolik-aye, Paul Clarys-aye, Michael LeMay-aye, Kurt Froelich – aye, Brock White-aye, John Odermann -aye and Chairman Franchuk-aye. Motion carried.

STAFF RECOMMENDATION: Based upon the application submitted on February 24 and the revised material received on March 6, 2024, and March 26, 2024, staff finds the proposed subdivision plat is consistent with the Stark County Zoning Ordinance.

Planner Items: Planner Josephson provided an update on the Comprehensive Plan and discussed tentative meeting dates.

Technical Advisory Committee will meet on May 13, 2024, virtual or in person has not been decided.

The Final Public Workshop on May 20, 2024, the location has not been decided, but most likely it will be held at the Dakota Room.

Joint Meeting with Technical Advisory Committee, Planning & Zoning Board and SRF Consulting on May 30, 2024, after the regular scheduled P& Z meeting.

Final Public Hearing on June 27, 2024, at the Stark County Commission Meeting.

There will be an amendment to reflect an updated date to the Flood Insurance Rate Map in the FEMA flood plain section in the Stark County Ordinance.

Suzi Sobolik moved to adjourn. Brock White seconded. All voted Aye and the motion carried.