

## Stutsman County Zoning Board Minutes

January 5, 2010

At 3:00 p.m. the meeting was called to order by Planning and Zoning Board Chairman Harold Bensch. Present were Charlie Kourajian, Ken Schulz, Harold Bensch, Ryan Odenbach, Doug Kaiser, Brian Amundson, Duane Andersen, Dale Marks and Noel Johnson, Zoning Administrator. Jerry Bergquist, 9-1-1 Coordinator/Emergency Manager was also present.

Amundson made a motion seconded by Kourajian to approve the minutes of the October 29, 2009 meeting. Motion carried.

Johnson stated that this meeting was a public hearing for the Planning and Zoning Board to consider an amendment to the County Zoning Ordinance that would include membership in the National Flood Insurance Program (NFIP). If the Zoning Board approves membership, the zoning amendment recommendation would be presented to the Stutsman County Commission for consideration of adoption.

Bergquist stated that the County Commission had concerns last fall about infrastructure requirements if the County were to join NFIP. He said that FEMA representatives and Jeff Klein, State Water Commission, had iterated that changes to infrastructure would not be required since the majority of Stutsman County is not mapped. Flood plain mapping is a major cash outlay and Bergquist doesn't foresee it happening. County cash outlay should be minimal.

Bergquist said that the County may be forced to participate in the future in order to receive federal dollars – FEMA dollars.

Schulz questioned if this would cover all areas in the County where flood insurance coverage was currently not available. Bergquist said that membership would make flood insurance coverage available to people in all areas of the County.

Nellie Degen said the flood insurance is bought through private insurance vendors at rates established by FEMA. The cost for flood insurance was minimal from between \$100 to \$300. Membership gives the individual the opportunity to carry flood insurance.

Bergquist explained that with no flood plain maps, the whole County would pay the lowest premium with the exception of Jamestown which is mapped.

Andersen questioned restrictions on drainage ditches, etc. on farmer obligations. Bergquist stated that there would be no change now but the distance future is hard to predict.

The James River Basin Comprehensive Study may create mapping but that would pertain more to drainage issues. Senator Dorgan had received \$150,000 toward studying the entire James River Basin.

Amundson said that this was a federally funded insurance program that gives individuals the option to purchase insurance.

Degen said that only the physical structure is insured.

Bensch said that not joining the NFIP would be doing a disservice to the people of Stutsman County.

Kourijian made a motion to recommend to the County Commission adoption of the resolution and ordinance to join the NFIP. Motion was seconded by Schulz. Motion carried.

Amundson made a motion seconded by Odenbach to adjourn. At 3:30 p.m. the meeting was adjourned.

Noel A. Johnson  
Zoning Administrator