



Jim Brownlee, CPA, City Administrator
Sharon Schacher, City Finance Director
Dorinda Anderson, Business Development Director

The West Fargo City Commission met on Monday, August 6, 2007, at 5:30 P.M. Those present were Rich Mattern, Brenda Warren, Bryan Schulz, Lou Bennett and Mark Simmons. The meeting was called to order by Rich Mattern, Chairman of the Board.

The Pledge of Allegiance was recited.

Commissioner Mattern advised that Games of Chance for Iron Warriors North Central Motorcycle Club is to be added to the Consent Agenda and Address Changes for Pistol Pete's and Hi-Ten Motel and First Reading of Ordinance No.800 relating to Health Issues are to be added to Non-Agenda. Commissioner Schulz moved and Commissioner Bennett seconded to approve the Order of Agenda with the additions as noted. No opposition. Motion carried.

Commissioner Bennett moved and Commissioner Simmons seconded to approve the Minutes of July 30, 2007. No opposition. Motion carried.

The Commission reviewed Building Permits #486 - 501 along with the Building Department Activity Report dated August 6, 2007 and the Building Department Monthly Comparison Report for July 2006/July 2007.

There were no Commissioner Committee Reports.

Commissioner Schulz moved and Commissioner Bennett seconded to approve the following items on the Consent Agenda:

Bills

Games of Chance for Iron Warriors North Central Motorcycle Club for Raffle to be held August 18, 2007 at the Silver Dollar

No opposition. Motion carried.

Mike Kunza of Fargo-Moorhead Metropolitan Council of Governments appeared before the Commission to review the Paratransit Options Analysis Study. After discussion, Commissioner Bennett moved and Commissioner Schulz seconded to approve the Resolution of Support for the Metro Area Transit Paratransit Options Analysis Study. No opposition. Motion carried.

Senior Planner Steve Zimmer appeared before the Commission on Ordinance No. 809, a Subdivision Ordinance Amendment to provide for a minimum of 62 foot right-of-ways for local residential streets and Zoning Ordinance Amendment to establish a new residential district (R-1B) providing for low density residential with reduced front yard setbacks and higher design standards to accentuate the residential appeal and de-accentuate attached garages. Commissioner Schulz moved and Commissioner Simmons seconded to place Ordinance No. 809, Subdivision Ordinance Amendment, on Second Reading. No opposition. Motion carried.

Senior Planner Steve Zimmer appeared before the Commission on Ordinance No. 804 for rezoning of Blazing Star Addition from Agricultural to proposed R-1B: Single Family Dwelling District. Senior Planner Steve Zimmer advised that Blazing Star Addition has been renamed Shadow Wood First Addition. Commissioner Warren moved and Commissioner Bennett seconded to place Ordinance No. 804 on the rezoning of Shadow Wood First Addition from Agricultural to Single Family Dwelling District on Second Reading subject to conditions listed in the Staff Report and to approve the Final Plat. No opposition. Motion carried.

Senior Planner Steve Zimmer appeared before the Commission on Ordinance No. 805 for rezoning Francis 3rd Addition to Light Commercial. Commissioner Schulz moved and Commissioner Bennett seconded to place Ordinance No. 805 on Second Reading subject to conditions listed in the Staff Report and to approve the Final Plat of Francis 3rd Addition. No opposition. Motion carried.

Senior Planner Steve Zimmer appeared before the Commission on Ordinance No. 808 relating to Amendments to the Subdivision and Zoning Ordinances providing for alley right-of-ways in subdivisions, providing for changes in street standards, and creating a new residential zoning district (R-1S) which will provide for single family detached and attached dwellings with shorter front yards than typical residential districts allow, detached garages in rear yards only and greater lot coverage than typical residential districts allow. Commissioner Bennett moved and Commissioner Warren seconded to place Ordinance No. 808 on Second Reading. No opposition. Motion carried.

Business Development Director Dorinda Anderson appeared before the Commission on the request from Gremada Industries at 1262 W. Main Avenue, West Fargo, ND, for a 10 Year PILOT (Payment in Lieu of Taxes) for construction of a 36,000 square foot well insulated metal building onto the north end of the existing building along Main Avenue, and advised that the Economic Development Advisory Committee approved the PILOT application for a 10 year exemption as long as the company meets the criteria needed to extend beyond five years. A public hearing was held. There was no public comment and the hearing was closed. Commissioner Bennett moved and Commissioner Schulz seconded to approve the request from Gremada Industries for a ten year PILOT. No opposition. Motion carried.

Business Development Director Dorinda Anderson appeared before the Commission on the request from Moore Engineering at 925 10th Avenue East, West Fargo, ND, for a Five Year PILOT (Payment in Lieu of Taxes) for construction of a 24,500 square foot office and shop building on the corner of 10th Avenue and 9th Street, and advised that the Economic Development Advisory Committee approved the application for a 5 year PILOT. A public hearing was held. There was no public comment and the hearing was closed. Commissioner Schulz moved and Commissioner Simmons seconded to approve the request from Moore Engineering for a five year PILOT. No opposition. Motion carried.

Senior Planner Steve Zimmer appeared before the Commission on Ordinance No. 806 relating to the rezoning of Industrial Builders 1st Subdivision from Agricultural to Heavy Industrial. Commissioner Bennett moved and Commissioner Warren seconded to place Ordinance No. 806 relating to the rezoning on Second Reading subject to all conditions listed in the Staff Report and to approve the Final Plat of Industrial Builders 1st Subdivision. No opposition. Motion carried.

Senior Planner Steve Zimmer appeared before the Commission on Ordinance No. 807 relating to the rezoning of West Fargo Soccer Subdivision from Agricultural to Public Facilities. Commissioner Warren moved and Commissioner Schulz seconded to place Ordinance No. 807 relating to the rezoning on Second Reading subject to conditions listed in the Staff Report and to approve the Final Plat of West Fargo Soccer Subdivision. No opposition. Motion carried.

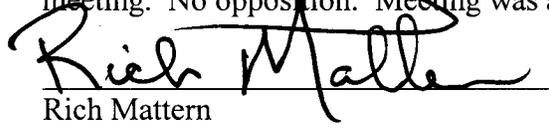
Senior Planner Steve Zimmer appeared before the Commission on proposed address changes for 1402 Main Avenue West (Hi-Ten Motel) changed to 1812 Main Avenue West and 1362 Main Avenue West (Pistol Petes) changed to 1772 Main Avenue West. After discussion, Commissioner Schulz moved and Commissioner Bennett seconded to approve the address changes. No opposition. Motion carried.

City Attorney Brian Neugebauer appeared before the Commission on Ordinance No. 800 relating to health issues relating to animal waste, swimming and wading pools, smoke and gases, food service establishments, and child care centers, pet shops, clean-up of clandestine drug lab sites and chemical dump sites, and soft-serve freezing/dispensing machines. Commissioner Bennett moved and Commissioner Warren seconded to place Ordinance No. 800 on First Reading. No opposition. Motion carried.

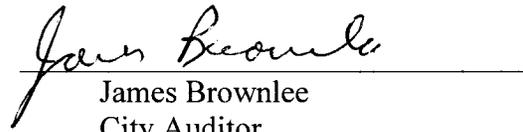
There were no Non-Agenda items.

There was no Correspondence.

Commissioner Simmons moved and Commissioner Schulz seconded to adjourn the meeting. No opposition. Meeting was adjourned.



Rich Mattern
Chairman of the Board



James Brownlee
City Auditor