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Larry M. Weil, Planning and Community Development Director
Tim Solberg, Senior Planner
Lisa Sankey, Assistant Planner

West Fargo Planning and Zoning Commission
December 14, 2015 at 7:00 P.M.
West Fargo City Hall

Members Present: Leroy Johnson
 Scott Diamond
 David Gust
 Joe Kolb
 Tom McDougall
 Eddie Sheeley

Members Absent: Connie Carlsrud

Others Present: Larry Weil, Lisa Sankey, Tim Solberg, Tom and Mina Hall, Hali Durand

The meeting was called to order by Chair McDougall.

Commissioner Gust made a motion to approve the November 9, 2015 meeting minutes as written. Commissioner Kolb seconded the motion. No opposition. Motion carried.

Chair McDougall opened public hearing A15-56 North Pond at the Preserve 9th Addition, a replat of Lot 6, Block 1 of North Pond at the Preserve 3rd Addition, and name change plat of Timothy and Grama Drives, City of West Fargo, North Dakota.

Tim stated that the developer has requested the application and public hearing be continued for this application due to potential developments within the plat which may require changes. Staff recommends the Chair open the public hearing and take any public comment and continue the public hearing to the January 11, 2016 Planning & Zoning Commission Meeting.

There were no comments from the public.

Discussion was held on the street names. Tim stated that they're not looking at rezoning at this time; just platting for marketing purposes.

Commissioner Sheeley asked what was proposed for Block 3. Tim stated possibly a medical office.

Commissioner Kolb made a motion to continue this item until the January 11th meeting. Commissioner Sheeley seconded the motion. No opposition. Motion carried.

Chair McDougall opened public hearing A15-57 Gateway West Addition, a subdivision located in the SE $\frac{1}{4}$ of Section 18, T139N, R49W, City of West Fargo, North Dakota and a replat of Lot 13, Block 4 of Elmwood Court Addition, City of West Fargo, North Dakota.

Tim stated that the developer submitted the application thinking it was a simple plat; however, there is an issue with the intersection of 20th Avenue and Sheyenne Street. The developer has requested the application and public hearing be continued due to unknown implications of the Sheyenne Corridor Study and potential for changes to the plat. Changes to the intersection may include right-of-way being taken away along the south side of the proposed development. Staff anticipates this study will be completed soon with direction coming to the developer in the upcoming months. Staff recommends the Chair open the public hearing and take any public comment that may come forward and continue the public hearing to the January 11, 2016 Planning & Zoning Commission Meeting; however, would note that the request may continue for a number of months. The developer wants to market the lots, but doesn't intend to rezone at this time. Park dedication has yet to be determined as well.

Tim stated that a public input meeting on the interchange will be held at Triumph West on Thursday evening with a presentation on the corridor study, design and interchange from 6-7 pm and open house from 7-8. The outcome may not be known for several months.

There were no comments from the public.

Commissioner Gust made a motion to continue the public hearing. Commissioner Kolb seconded the motion. No opposition. Motion carried.

The next item on the agenda was for informational purposes, Mapleton Junction Subdivision, Lot 1, Block 1 of Leo's Subdivision of Section 9, T139N, R59W, Mapleton Township, Cass County, North Dakota.

Tim stated that New Star Pipeline is building a tank farm south of Prosper. A pipeline will expand south and tie into an existing line, which is in the Joint Jurisdictional Extraterritorial area. Tim reviewed the location. Cass County Planner Hali Durand was also available to answer questions.

The next item on the agenda was the 2016 meeting and deadline schedule. Chair McDougall indicated he would be out of town on January 11th, which is typically when the Chair and Vice Chair are appointed. Commissioner Sheeley indicated he'd been asked to serve on another committee and would be resigning once someone else has been appointed to replace him. He asked commissioners to consider being Vice Chair. Commissioner Kolb indicated an interest. Chair McDougall indicated Commissioner Zupi resigned from the Planning and Zoning Commission. Larry stated that the mayor was reviewing applications for his replacement.

Commissioner Kolb made a motion to approve the 2016 Schedule. Commissioner Gust seconded the motion. No opposition. Motion carried.

Commissioner Gust made a motion to adjourn. Commissioner Sheeley seconded the motion. Meeting adjourned.