



Tim Solberg, AICP, Director of Planning and Zoning
Lisa Sankey, Planner
Malachi Petersen, Planner
Chanda Erickson, Office Manager

West Fargo Planning & Zoning Commission
Tuesday, April 13, 2021 at 5:30pm
West Fargo City Hall

Members Present: Joe Kolb, David Gust, Shane Lebahn, April Walker, Lana Rakow, Eric Dodds, Mike Thorstad, Brady Woodard

Members Absent:

Others Present: Tim Solberg, Lisa Sankey, John Shockley, Chanda Erickson, Malachi Petersen, Bernie Dardis, Jerry Wallace, Kat DelZappo

Minutes Submitted by: Chanda Erickson, Office Manager

Meeting was called to order by Chair Kolb at 5:30pm.

Commissioner Gust moved and Commissioner Thorstad seconded to approve the March 9, 2021 meeting minutes as printed and mailed. No opposition, Motion carried.

Commissioner Kolb opened a Public Hearing - A21-8 Conditional Use Permit for an accessory building larger than 1,000 square feet in an R-1E: Rural Estate District at 3010 4th Street NW (Lot 1, Block 1 of Selberg's 4th Subdivision), Cass County, North Dakota - Woodard. There was no public comment. The Public Hearing was closed. After continued discussion, Commissioner Gust moved and Commissioner Lebahn seconded to approve the application with the three conditions listed in the staff report. Commissioner Woodard abstained from the vote. No opposition. Motion carried.

Commissioner Kolb opened a Public Hearing - A21-9 Rezoning from PUD: Planned Unit Development to P: Public Facilities 1201 10th Ave E (Lot 3, Block 1 of Dakota Territory 10th Addition), City of West Fargo, North Dakota – City of West Fargo. There was no public comment. The Public Hearing was closed. After discussion, Commissioner Gust moved and Commissioner Walker seconded to approve the application. No opposition. Motion carried.

Commissioner Kolb opened a Public Hearing - A21-10 Conditional Use Permit for home occupation with customers coming to site at 1334 26th Ave W (Lot 32, Block 5 of Brooks Harbor 2nd), City of West Fargo, North Dakota - Jahner. The Public Hearing was closed. After discussion, Commissioner Gust moved and Commissioner Walker seconded to approve the application with the four conditions listed in the staff report an additional condition that property owners within 350 feet are notified when the Conditional Use Permit is approved and what the process is to make a formal complaint. No opposition. Motion carried.

Alex Jahner, applicant, was available for questions.



Commissioner Kolb opened a Public Hearing - A21-11 West Fargo 10th Addition, Replat of Lot 3, Block 1 of West Fargo 9th Addition, City of West Fargo, North Dakota – Stensgard. The Public Hearing was closed. After discussion, Commissioner Walker moved and Commissioner Thorstad seconded to approve the application with the four conditions listed in the staff report. No opposition. Motion carried.

Dan Bueide, the attorney for the applicant, was available for questions.

Commissioner Kolb opened a Public Hearing - A21-12 Adoption of Official Zoning Map as per 4-302 of City Ordinances, City of West Fargo. The Public Hearing was closed. After discussion, Commissioner Rakow moved and Commissioner Dodds seconded to approve the application. No opposition. Motion carried.

Commissioner Kolb opened a Public Hearing - A21-13 North Pond at the Preserve 14th Addition, a Subdivision and Rezoning from A: Agricultural to C: Light Commercial, property in the NE $\frac{1}{4}$ Section 20, T139N, R49W City of West Fargo, North Dakota – Enclave. The Public Hearing was closed. After discussion, Commissioner Thorstad moved and Commissioner Walker seconded to approve the application with the five conditions listed in the staff report. No opposition. Motion carried.

A20-41 Site Plan/Display Area Review in the CO-I: Interstate Corridor Overlay District – Hebron Brick. After discussion, Commissioner Walker moved and Commissioner Rakow seconded to approve. No opposition. Motion carried.

Continued - A20- 1 Nelson Acres 7th Addition, Replat & Rezoning from R-R: Rural Estate District to R-2: Limited Multiple Dwellings of all of Lot 2, Block 1 of Nelson's 1st Addition (4522 Sheyenne Street), City of West Fargo, North Dakota. After discussion, Commissioner Gust moved and Commissioner Rakow seconded to inform the applicant that there will need to be action taken at the next Planning and Zoning Commission meeting. No opposition. Motion carried.

Matthew Sturlagson and Jonathan Barrett, neighboring property owners, expressed their frustration with this application being continued.

Discussion – Planning and Zoning Commission Meetings will return to in-person meetings.

There was one non agenda item, Colorfest is this weekend (weather permitting).

Commissioner Gust and Commissioner Dodds seconded to adjourn. No opposition. Meeting adjourned.

Planning and Zoning Commission meetings are broadcast live on YouTube City of West Fargo Channel; and are also included in our video archive at <https://www.westfargond.gov/AgendaCenter/Planning-Zoning-Commission-4>.

People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Office at 701.433.5320. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

Minutes are available on the City of West Fargo Web site at www.westfargond.gov/Planning-Zoning-Commission-4.