



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

West Fargo Planning & Zoning Commission
Tuesday, March 9, 2021 at 5:30pm
West Fargo City Hall

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

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

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 February 9, 2021 meeting minutes as printed and mailed. No opposition, Motion carried.

Commissioner Kolb opened a Public Hearing - A21-4 River's Bend at the Preserve 7th Addition, a replat of Lots 13 and 14, Block 3 of River's Bend at the Preserve 4th Addition, City of West Fargo, North Dakota (Merco Investments). 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 five conditions listed in the staff report. No opposition. Motion carried.

Commissioner Kolb opened a Public Hearing - A21-5 Eagle Run Plaza 11th Addition, a Replat of Lot 1 & 2, Block 1 of Eagle Run Plaza 8th Addition, City of West Fargo, North Dakota (25th Street Investments). There was no public comment. The Public Hearing was closed. After discussion, Commissioner Gust moved and Commissioner Dodds seconded to approve the application with the conditions listed in the staff report. No opposition. Motion carried.

Commissioner Kolb opened a Public Hearing - A21-6 Rezoning from P: Public Facilities to PUD: Planned Unit Development of Lot 2, Block 1 of Elmwood Court 4th Addition, City of West Fargo, North Dakota (J/O Investments).

- Brian Pattengale with Houston Engineering was available for questions.
- Justin Behm of 315 19th Ave W, spoke in opposition. He enjoys the greenspace and thinks the park should use it for a sledding hill or gardens to increase physical and mental health. He also is concerned about increased traffic in the area and the park service road not being able to handle the density.



- Barb Erbstoesser Director of West Fargo Park District, spoke in favor of the sale and re-zoning of the land. She explained the proceeds from the sale will possibly buy more playground equipment, make more bike paths and updates to the North Elmwood Park.
- Drew Weltin of 339 19th Ave W, voiced concerns about density and traffic.
- Carole Abernathy of 412 19th Ave W was concerned about the density of the area and did not like the aesthetics of the rows of detached garages. She also preferred the units to be sold and not rented.
- John Shockley, city attorney, mentioned that the city does not regulate if units are owner occupied or rentals.

The Public Hearing was closed. After discussion, Commissioner Dodds moved and Commissioner Gust seconded to approve the application with the conditions listed in the staff report and an additional recommendation of the developer meeting with the neighborhood. No opposition. Motion carried.

Commissioner Kolb opened a Public Hearing - A21-7 Zoning Ordinance Amendment to Sections 4-434 DMU: Downtown Mixed Use and 4-435 EMU: Entertainment Mixed Use District, City of West Fargo, North Dakota. The Public Hearing was closed. After discussion, Commissioner Rakow moved and Commissioner Walker seconded to approve the application with the conditions listed in the staff report. No opposition. Motion carried.

- Tim Solberg is going to remove some language that refers to the exhibit in 4-434.4.1.e
- 4-434.4.2.A will be removed.

Continued - A21-1 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. (Fines)

Discussion – Planning and Zoning Commission Meeting format. April meeting will be a Zoom meeting due to a scheduling conflict with the Board of Equalization.

There was one non agenda item, Tim Solberg has accepted a position as Assistant City Administrator. They will be hiring a new Planning and Zoning Director.

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.