



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

West Fargo Planning & Zoning Commission
Tuesday, May 11, 2021 at 5:30pm
West Fargo City Hall

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

Members Absent: Shane Lebahn, Eric Dodds

Others Present: Dustin Scott, 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 Walker seconded to approve the April 13, 2021 meeting minutes as printed and mailed. No opposition. Motion carried.

Commissioner Kolb opened a Public Hearing - A21-14 Stockyards 1st Addition, a Subdivision and Rezoning from A: Agricultural to M: Heavy Industrial, property located in the NE ¼ of Section 6, T139N, R49W, City of West Fargo, North Dakota – GS5. There was no public comment. The Public Hearing was closed. After continued discussion, Commissioner Gust moved and Commissioner Rakow seconded to approve the application with the conditions listed in the staff report and an additional recommendation of a set back from Drain 21 be included on the plat. No opposition. Motion carried.

Commissioner Kolb opened a Public Hearing - A21-15 Halverson's Industrial Park 5th Addition, a replat of Lots 16-19, Block 1 of Halverson's Industrial Park Addition, City of West Fargo, North Dakota – WF 214 LLC. There was no public comment. The Public Hearing was closed. After discussion, Commissioner Walker moved and Commissioner Thorstad seconded to approve the application with the conditions listed in the staff report. No opposition. Motion carried.

Commissioner Kolb opened a Public Hearing - A21-16 West Fargo 11th Addition, a replat of Lot 1, Block 1 of West Fargo 9th Addition and Lot 1, Block 1 of West Fargo 10th Addition, City of West Fargo, North Dakota - Stensgard. The Public Hearing was closed. After discussion, Commissioner Thorstad moved and Commissioner Rakow seconded to approve the application with the conditions listed in the staff report. No opposition. Motion carried.

Commissioner Kolb opened a Public Hearing - A21- 17 Planned Unit Development Amendment at 2250 5th Street West (Lot 3, Block 3 of Brooks Harbor 5th Addition), City of West Fargo, North Dakota - Christian.



- Sarah Griesbach, 606 23rd Avenue W, suggested the City allow parking on one side of 5th Street W to help alleviate parking issues.

The Public Hearing was closed. After discussion, Commissioner Walker moved and Commissioner Woodard seconded to approve the application with the conditions listed in the staff report and an additional recommendation of a privacy fence in the buffer zone. No opposition. Motion carried.

A21-18 Site Plan Review in the CO-I: Interstate Corridor Overlay District at 350 23rd Avenue E, City of West Fargo, North Dakota – Oporo LLC. After discussion, Commissioner Thorstad moved and Commissioner Walker seconded to approve the application. No opposition. Motion carried.

Minor PUD Modification at 1020 13th St E (Dakota Territory 13th Addition for Condo Addition), City of West Fargo, North Dakota. – Jack. After discussion, Commissioner Gust moved and Commissioner Walker seconded to approve the application with the recommendation that the exterior match the existing structure. No opposition. Motion carried.

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.

Commissioner Kolb opened a Public Hearing.

- Matt Sturlagson of 4519 4th Street W, opposed the application for the record.
- Nate Vollmuth from Goldmark, discussed the history of proposed development of the area and how they were trying to get the neighborhood's input. The neighborhood zoom meeting was also discussed.
- Cassie Murphy of 223 47th Avenue W, opposed the application for the record.
- Jeff, representing 4980 Sheyenne Street, asked if the lot could stay single family. Also, they know some people that would want to buy the property.

After discussion, Commissioner Thorstad moved and Commissioner Rakow seconded to deny the application. Commissioner Gust opposed. Majority ruled. Motion carried.

There were no non agenda items.

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

Planning and Zoning Commission meetings are published 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>.

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