



West Fargo Planning and Zoning Commission
October 23, 2006 at 7:00 P.M.
West Fargo City Hall

Members Present: Frank Lenzmeier
Jason Gustofson
Wayne Nelson
Ross Holzmer
Harriet Smedshammer
Kim Keller

Members Absent: Terry Potter

Others Present: Larry Weil, Lisa Sankey, Steven Zimmer, Brock Storrusten, Wade Klein, Tom McDougall

The meeting was called to order by Chair Lenzmeier.

Commissioner Nelson made a motion to approve the October 9, 2006 minutes as printed. Commissioner Smedshammer seconded the motion. No opposition. Motion carried.

Chair Lenzmeier opened public hearing A06-61 Conditional Use Permit for Single Family Dwelling at 1724 40th Avenue West, West Fargo, ND (Auditor's Lot 2 of SE ¼ of Section 25, T139N, R50W – Mapleton Township).

Steven Zimmer stated that when the applicant applied for the conditional use permit, there was a misunderstanding regarding setback requirements and right-of-way needs. The applicant would like a 125' setback from the centerline of the road and it needs to be 150'. The applicant is now proposing to rezone the property to R-1E: Rural Estate District, to decrease the setback and dedicating/reserving 75' of right-of-way for the property.

Applicant Tom McDougall stated that after visiting with the Planning and Engineering Departments, it would be best to rezone the property, as it is a lot of record.

Larry stated that it needs to be re-advertised and there are some different procedural requirements.

Discussion was held regarding timeframes. The City Commission could approve a hearing notice for November 20th, on their October 30th consent agenda.

Mr. McDougall stated that the original house was 120' from the centerline of the road. The house was moved off the site.

Commissioner Nelson made a motion to continue the public hearing until the November 13th Planning and Zoning Commission meeting. Commissioner Gustofson seconded the motion. No opposition. Motion carried.

Chair Lenzmeier opened public hearing Public Hearing – A06-62 Conditional Use Permit for Addition to Single Family Dwelling at 3834 Willow Road (Lot 9, Block 1 of Corrected Plat of Willow Creek Subdivision, Cass County, North Dakota), West Fargo, ND.

Steven stated that the property is located in an agriculturally zoned rural subdivision, made up of about 17 houses. Currently the applicant meets the front yard setback, but would like to add onto the front of his home instead of the back. He thought it

would be easier to request a variance than to rezone the entire subdivision to R-1E: Rural Estate District.

There were no public comments.

Commissioner Nelson made a motion to continue this item until the November 13th meeting. Commissioner Keller seconded the motion. No opposition. Motion carried.

The next item on the agenda was A06-63 Simple Lot Split of Lot 11, Block 6 of Chateau Cheyenne Addition, City of West Fargo, North Dakota.

Steven reviewed the following information from the staff report:

The property is located on the southeast corner of Riverwood Drive NW and 8th Avenue NW. The applicant, who lives on Lot 12, proposes selling the south half of a vacant lot he owns to the property owner of Lot 10. The proposed use is consistent with City Plans and Ordinances.

The applicant proposes to split the existing 70 foot width of Lot 11 into two 35 foot parcels and add one each to Lots 10 & 12. Both lots will meet minimum lot size requirements for R-5 (6,000 ft²) if simple lot split is approved. The owner of Lot 10 would have 13,594 ft² of property and the owner of Lot 12 would have 14,893 ft². The City has requested in the past that the applicant include both parcels within the same deed, so the small parcel does not stand as a separate parcel.

Notices have been sent out to property owners and we have received no comments to this point in time.

Staff recommends approval subject to the following:

1. The parcel split from Lot 11 is included within the deed for Lots 10 and 12 and verification provided by the owners to the City.

Commissioner Gustofson made a motion for approval. Commissioner Holzmer seconded the motion. No opposition. Motion carried.

Under non-agenda, Larry reviewed information on the Comprehensive Plan Update. Wade Klein from FM Metropolitan Council of Governments (Metro COG), discussed timeframes and developing a steering committee. He stated that currently they are working on updating the existing land uses for the entire metro area.

Commissioner Nelson made a motion to adjourn. Commissioner Gustofson seconded the motion. Meeting adjourned.