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

West Fargo Planning & Zoning Commission Agenda
Tuesday, September 15, 2020 - 5:30 p.m.

Due To CDC Social Distancing Guidelines Related To The Covid-19 Pandemic The Public Has The Option To Attend The Meeting Via Zoom Meeting At The Following Web Address:

<https://us02web.zoom.us/j/88418609967?pwd=MHlHRzhDdEs5SVVFQVBiU2xLam5lZz09>

Or Telephone: Dial (312) 626-6799

Webinar ID: 867 5722 7220

Password: 319501

1. Call to Order
2. Approval of Minutes – August 11, 2020
3. Public Hearing – A20-27 Drei Sons 2nd Addition, a replat of Lots 1-3, Block 1 of Drei Sons 1st Addition, City of West Fargo, North Dakota – Lorfald/Comstock
4. Referred by City Commission – Reconsider A20-22 Conditional Use Permit for oversized accessory building in a residential district at 4709 3rd Street East (Lot 1, Block 3 of McMahon Estates 4th Addition), City of West Fargo, North Dakota - Rohweder
5. **Continued** - A20-9 Zoning Ordinance Amendment to review proposed NC: Neighborhood Commercial Zoning District
6. Non-agenda
7. Adjournment



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West Fargo Planning & Zoning Commission
Tuesday, August 11, 2020 at 5:30pm
West Fargo City Hall

DUE TO CDC SOCIAL DISTANCING GUIDELINES RELATED TO THE COVID-19 PANDEMIC THIS PLANNING AND ZONING MEETING WAS HYBRID, BOTH IN-PERSON AND VIA ZOOM MEETING

Members Present: Tom McDougall
Joe Kolb
Shane Lebahn
April Walker
Eric Dodds

Members Absent: Lana Rakow, David Gust

Others Present: Tim Solberg, Lisa Sankey, John Shockley, Chanda Erickson, Malachi Petersen

Minutes Submitted by: Chanda Erickson, Office Manager

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

Commissioner Walker moved and Commissioner Kolb seconded to approve the July 14, 2020 meeting minutes as printed and mailed. No opposition, Motion carried.

Commissioner McDougall opened a Public Hearing – A20-22 Conditional Use Permit for oversized accessory building with steel siding and roofing in a residential district located at 4709 3rd Street East (Lot 1, Block 3 of McMahon Estates 4th Addition), City of West Fargo, North Dakota. A Public Hearing was opened.

- The applicant, Shane Rohweder, 4709 3rd Street East, gave details about the proposed accessory building. He was available for further questions.
- Josh Mickelson, 4716 3rd Street East, opposed the accessory building. He was not in agreement with the proposed height and size.
- Michael Nilson, 4804 2nd Street East, opposed the accessory building. He was upset it wouldn't match the neighborhood and went against the development's restrictive covenants.

- Terry Cookman, 4614 2nd Street East, opposed the accessory building. He thinks the size is too big.
- Clark Erickson, 310 51st Avenue East, supported the accessory building. He said would add property value.

The Public Hearing was closed. After continued discussion, Commissioner Kolb moved and Commissioner Walker seconded to deny the application. No opposition. Motion carried.

Commissioner McDougall opened a Public Hearing – A20-23 Conditional Use Permit for Home occupation (hair salon) at 911 Mulberry Lane (Lot 2, Block 1 of The Wilds 5th Addition), City of West Fargo, North Dakota. There was no public comment. The Public Hearing was closed. After discussion, Commissioner Dodds moved and Commissioner Walker seconded to approve the application with the three recommendations listed in the staff report. No opposition. Motion carried.

Commissioner McDougall opened a Public Hearing – A20-24 Text Amendment to the A: Agricultural District standards and to consider a conditional use permit for construction of a warehouse and seasonal sale of retail goods (fireworks) on a parcel (53-0000-09059-040) located in the NW $\frac{1}{4}$ Section 10, T139N, R50W (Mapleton Township), Cass County, North Dakota. The Public Hearing was closed. After discussion, Commissioner Dodds moved and Commissioner Kolb seconded to approve the application with the six recommendations listed in the staff report. No opposition. Motion carried.

Commissioner McDougall opened a Public Hearing – A20-25 Text Amendment to the A: Agricultural District standards and to consider a conditional use permit for construction of a warehouse and seasonal sale of retail goods (fireworks) on an area within the NE $\frac{1}{4}$ Section 10, T139N, R50W (Mapleton Township), Cass County, North Dakota. The Public hearing was opened.

- Brad Schmitz and Kevin Brennan, owners, spoke regarding the need to relocate their business of 15+ due to the planned diversion.
- Alan Libbrecht spoke on behalf of the Bette Deede Trust land located to the east of the proposed warehouse. He opposed having a commercial retail property in a rural residential area.
- Shaundra Stam, 608 38th Street West, opposed the warehouse being so close to her home and voiced concern over the township road's condition if there was additional traffic.

The Public Hearing was closed. After discussion, Commissioner Kolb moved and Commissioner Walker seconded to approve the application with the six conditions listed in the staff report for A20-24 and an additional sunset clause that would be in effect when the land is annexed into the City of West Fargo. No opposition. Motion carried.

West Fargo Planning and Zoning Commission
August 11, 2020

Commissioner McDougall opened a Public Hearing – A20-26 Rezoning from PUD: Planned Unit Development to R-1A: Single Family Dwelling District Lots 11-12, 19-20 & 22-31, Block 1; Lots 2-22, Block 2 and all of Block 3 of Burlington Addition And from PUD: Planned Unit Development to R-1: One & Two Family Dwellings all of Burlington 4th, City of West Fargo, North Dakota. There was no public comment. The Public Hearing was closed. After discussion, Commissioner Kolb moved and Commissioner Walker seconded to approve the application. No opposition. Motion carried.

Continued - A20-9 Zoning Ordinance Amendment to review proposed NC: Neighborhood Commercial Zoning District.

September Meeting Date – Change the September Planning and Zoning Commission meeting to Tuesday, September 15th due to the Labor Day holiday.

There were no non-agenda items.

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

A video of the meeting is available on YouTube City of West Fargo Channel.

CITY OF WEST FARGO PLANNING & COMMUNITY DEVELOPMENT

STAFF REPORT

A20-27		REPLAT	
Drei Sons 2 nd Addition			
Lots 1-3, Block 1 of Drei Sons 1 st Addition, City of West Fargo, North Dakota			
Owner/Applicants: Comstock Land Company, Lerfald Properties, Wally Tintes		Staff Contact: Lisa Sankey	
Planning & Zoning Commission Introduction:		09-15-2020	
Public Hearing:		09-15-2020	
City Commission:			

PURPOSE:

Replat to allow vacation of access easements

STATEMENTS OF FACT:

Land Use Classification:	G-2: Sub-Urban – Growth Sector
Existing Land Use:	Warehousing/Manufacturing
Current Zoning District(s):	HC: Heavy Commercial
Zoning Overlay District(s):	None
Proposed Zoning District(s):	Unchanged
Proposed Lot size(s) or range:	27,036 – 141,897 ft ²
Total area size:	4.95 Acres
Adjacent Zoning Districts:	HC: Heavy Commercial
Adjacent street(s):	7 th Avenue NE (Arterial); Center Street (Arterial)
Adjacent Bike/Pedestrian Facilities:	Multi-Use Path along 8 th Street West and along Main Avenue West to the North
Available Parks/Trail Facilities:	Westside Park within ¼ of a mile.
Land Dedication Requirements:	The property has been previously platted and is developed

DISCUSSION AND OBSERVATIONS:

- The applicant has submitted an application and proposed plat.
- The replat is necessary to limit cross access with adjacent owners and to reaffirm property boundaries.
- Staff has requested Engineering review to determine if sewer, water or other facilities are affected by the replat.
- Lot sizes adequately meet yard requirements for existing development in the HC: Heavy Commercial zoning district.

NOTICES:

Sent to: Applicable agencies and departments

Comments Received:

- None

STAFF REPORT

CONSISTENCY WITH COMPREHENSIVE PLAN AND OTHER APPLICABLE CITY PLANS AND ORDINANCES:

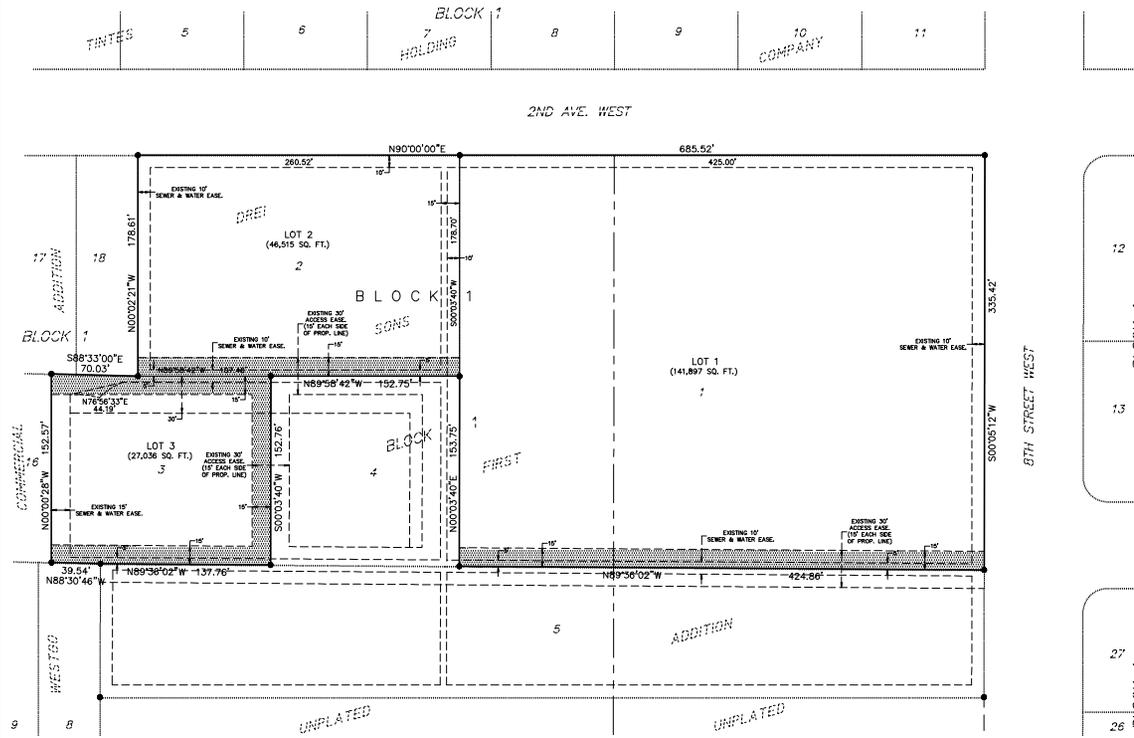
- The proposed application is consistent with the City plans and ordinances.

RECOMMENDATIONS:

It is recommended that the City approve the proposed application on the basis it is consistent with City plans and ordinances with recommended conditions of approval as follows:

1. An updated drainage plan is approved by the City Engineer.
2. An Attorney Title Opinion to the City of West Fargo is received.
3. Signed Final Plat is received with any necessary easements.
4. A certificate is received showing taxes are current.
5. Engineering verify sewer, water or other utilities are not affected by the replat.

**A MINOR SUBDIVISION PLAT OF
DREI SONS SECOND ADDITION
TO THE CITY OF WEST FARGO, A REPLAT OF LOTS 1, 2 AND 3, BLOCK 1, ALL IN DREI SONS
FIRST ADDITION TO THE CITY OF WEST FARGO, CASS COUNTY, NORTH DAKOTA.**



DEDICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT OF "DREI SONS SECOND ADDITION" TO THE CITY OF WEST FARGO, A REPLAT OF LOTS 1, 2 AND 3, BLOCK 1, DREI SONS FIRST ADDITION TO THE CITY OF WEST FARGO, CASS COUNTY, NORTH DAKOTA; THAT WE HAVE CAUSED IT TO BE PLATED INTO LOTS AND BLOCKS AS SHOWN BY SAID PLAT AND CERTIFICATE OF STEVEN W. HOLM, REGISTERED LAND SURVEYOR, AND THAT THE DESCRIPTION AS SHOWN IN THE CERTIFICATE OF THE REGISTERED LAND SURVEYOR IS CORRECT. WE HEREBY DEDICATE ALL STREETS, AVENUES, DRIVES, LANES, UTILITY, POND ACCESS AND STORM WATER STORAGE EASEMENTS SHOWN ON SAID PLAT TO THE USE OF THE PUBLIC.

OWNER OF LOT 1, BLOCK 1: COMSTOCK LAND COMPANY

name, PRESIDENT/MANAGER _____

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED name, PRESIDENT/MANAGER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF LERFALD PROPERTIES, LLP.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA)
OWNER OF LOT 2, BLOCK 1: LERFALD PROPERTIES, LLP

name, PRESIDENT/MANAGER _____

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED name, PRESIDENT/MANAGER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF LERFALD PROPERTIES, LLP.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA)

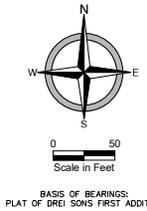
OWNER OF LOT 3, BLOCK 1: WALLACE TINTES

WALLACE TINTES, OWNER

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WALLACE TINTES, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE NAME OF THE CITY OF WEST FARGO.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA)



- LEGEND**
- IRON MONUMENT FOUND
 - SET 5/8"x18" REBAR WITH YELLOW PLASTIC CAP #6371
 - (31,963) LOT AREAS IN SQ. FT.
 - P.O.B. POINT OF BEGINNING
 - EXISTING ACCESS EASEMENT TO BE VACATED WITH THIS PLAT
 - PLAT BOUNDARY LINE
 - LOT LINE
 - EXISTING LOT LINE
 - EASEMENT LINE

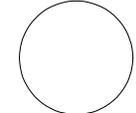
CERTIFICATE

STEVEN W. HOLM, BEING DULY SWORN, DEPOSES AND SAYS THAT HE IS THE REGISTERED LAND SURVEYOR WHO PREPARED AND MADE THE ATTACHED PLAT OF "DREI SONS SECOND ADDITION" TO THE CITY OF WEST FARGO, A REPLAT OF LOTS 1, 2 AND 3, BLOCK 1, DREI SONS FIRST ADDITION TO THE CITY OF WEST FARGO, CASS COUNTY, NORTH DAKOTA; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY THEREOF; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT; THAT MONUMENTS HAVE BEEN PLACED IN THE GROUND AS INDICATED FOR THE GUIDANCE OF FUTURE SURVEYS AND THAT SAID ADDITION IS DESCRIBED AS FOLLOWS, TO WIT:

ALL OF LOTS 1, 2 AND 3, BLOCK 1, DREI SONS FIRST ADDITION TO THE CITY OF WEST FARGO, ACCORDING TO THE RECORDED PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, CASS COUNTY, NORTH DAKOTA.

SAID TRACT CONTAINS 4.95 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD, IF ANY.

STEVEN W. HOLM
REGISTERED LAND SURVEYOR
REG. NO. LS-6571
STATE OF NORTH DAKOTA)
COUNTY OF CASS)



ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED STEVEN W. HOLM, REGISTERED LAND SURVEYOR, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA)

WEST FARGO PLANNING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 20____.

TOM MCDUGALL, CHAIRMAN
STATE OF NORTH DAKOTA)
COUNTY OF CASS)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TOM MCDUGALL, CHAIRMAN OF THE WEST FARGO PLANNING COMMISSION, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF THE WEST FARGO PLANNING COMMISSION.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA)

WEST FARGO CITY COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 20____.

BERNIE L. DARDIS, PRESIDENT OF THE WEST FARGO CITY COMMISSION
STATE OF NORTH DAKOTA)
COUNTY OF CASS)

TINA FISK, CITY AUDITOR

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BERNIE L. DARDIS, PRESIDENT OF THE WEST FARGO CITY COMMISSION, AND TINA FISK, CITY AUDITOR, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE NAME OF THE CITY OF WEST FARGO.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA)

WEST FARGO CITY ATTORNEY APPROVAL

I HEREBY CERTIFY THAT PROPER EVIDENCE OF TITLE HAS BEEN EXAMINED BY ME AND I APPROVE THE PLAT AS TO FORM AND EXECUTION THIS _____ DAY OF _____, 20____.

JOHN T. SHOCKLEY, CITY ATTORNEY
STATE OF NORTH DAKOTA)
COUNTY OF CASS)

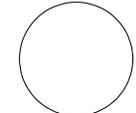
ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOHN T. SHOCKLEY, CITY ATTORNEY, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA)

CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF WEST FARGO IS HEREBY APPROVED THIS _____ DAY OF _____, 20____.

DUSTIN T. SCOTT, CITY ENGINEER
STATE OF NORTH DAKOTA)
COUNTY OF CASS)



ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DUSTIN T. SCOTT, CITY ENGINEER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

NOTARY PUBLIC, CASS COUNTY, NORTH DAKOTA)

CITY OF WEST FARGO PLANNING & COMMUNITY DEVELOPMENT

STAFF REPORT

A20-22		CONDITIONAL USE PERMIT	
4709 3 rd Street East			
Lot 1, Block 3 of McMahon Estates 4 th Addition, City of West Fargo, North Dakota			
Applicant/Owner: Shane & Jennifer Rohweder		Staff Contact: Lisa Sankey	
Planning & Zoning Commission Introduction:		08-11-2020	
Public Hearing:		08-11-2020 – denied	
Planning & Zoning Commission Reconsideration:		09-15-2020	
City Commission:		08-17-2020 – Referred to Planning Commission	

PURPOSE:

Construct a 40' x 60' (2,400 square foot) accessory building with steel siding and roofing, for personal storage in a rural estate zoned district.

STATEMENTS OF FACT:

Land Use Classification:	G-2: Sub-Urban – Growth Sector
Existing Land Use:	Single Family Dwelling
Current Zoning District(s):	R-1E: Rural Estate District
Zoning Overlay District(s):	NA
Total area size:	1.14 Acres
Adjacent Zoning Districts:	R-1E: Rural Estate District
Adjacent street(s):	3 rd Street East (Local); 47 th Avenue East (Local)
Adjacent Bike/Pedestrian Facilities:	None
Available Parks/Trail Facilities:	None

DISCUSSION AND OBSERVATIONS:

- The R-1E: Rural Estate zoning district allows for accessory structures greater than 1,000 ft² as a conditional use provided they are in character with the development pattern of the subdivision they are in.
- The applicant has provided a site plan which shows the new accessory structure will be built in the rear yard with a side yard setback of 25' and rear yard setback of 30'.
- The applicant has indicated the structure would be built of steel siding which match the exterior of the existing house on the property. They also propose steel roofing for low maintenance. Elevations of the proposed structure have been provided.
- A conditional use permit agreement is required to be signed prior to issuance of a building permit and may include conditions deemed appropriate by the Commission.

CRITERIA FOR GRANTING CONDITIONAL USE PERMIT:

With reference to the criteria for granting conditional uses, the following is noted:

1. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

STAFF REPORT

- The property has adequate access and the improvements will not affect the current access.
- 2. Off-street parking and loading areas where required, with particular attention to the items in (1) above and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.
 - No concerns noted
- 3. Refuse and service areas, with particular reference to the items in (1) and (2) above.
 - No concerns noted.
- 4. Utilities, with reference of locations, availability, and compatibility.
 - No concerns noted
- 5. Screening and buffering with reference to type, dimensions, and character.
 - No concerns noted
- 6. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.
 - No concerns noted
- 7. Required yards and other open space.
 - No concerns noted.
- 8. Soil conditions, as they relate to on-site sewage disposal, water supply, basement excavating, road construction and related land use.
 - No concerns noted.
- 9. General compatibility with adjacent properties and other property in the district.
 - The land adjacent to this area is R-1E: Rural Estate District and similar style and sized accessory buildings have been previously approved within the subdivision.

NOTICES:

Sent to: Property owners within 350’.

Comments Received:

- An email was received regarding concerns with building and roofing materials; however, was not concerned with the size.
- An email was received with concerns regarding the size and type of structure, and opposing the structure based on the restrictive covenants.
- An email was received with no concerns as long as the restrictive covenants are followed regarding exterior finishes.
- A call and email was received by an individual concerned with the size of the structure and is more comfortable with a size closer to 1,600 square feet which is comparable to other structures constructed in the area as conditionally permitted uses.
- An email was received from a property owner concerned with the exterior building materials, as well as questions regarding the use of the structure, possibly being used for a plumbing business. The applicant, who indicated the structure was for personal storage, was sent a copy of the home occupations guidelines.

CONSISTENCY WITH COMPREHENSIVE PLAN AND OTHER APPLICABLE CITY PLANS AND ORDINANCES:

- The application is providing an accessory to an existing use and therefore the application may be considered consistent with the Comprehensive Plan.

STAFF REPORT

RECOMMENDATIONS:

It is recommended that the City approve the proposed application on the basis that it is consistent with City plans and ordinances with recommended conditions of approval as follows:

1. The accessory building is constructed of the same color and materials as the primary residential structure.
2. A Signed Conditional Use Permit Agreement is received.

PLANNING AND ZONING RECOMMENDATION:

At their August 11, 2020 meeting, the Planning and Zoning Commission denied the conditional use permit based on public comments.

UPDATE – APPEAL TO CITY COMMISSION REGARDING PLANNING COMMISSION RECOMMENDATION

The applicant is requesting the City Commission review the Conditional Use Permit and has provided photos of similar structures in the neighborhood. He is willing to compromise on the size of the structure (2,000 ft²), and has submitted elevations and photos of a similar structure.

Previously staff recommended approval subject to the two conditions listed above.

UPDATE – CITY COMMISSION REGARDING PLANNING COMMISSION RECOMMENDATION

At their August 17, 2020 meeting, the City Commission referred the new proposal regarding decreased size and modified elevations to the Planning and Zoning Commission for review. The exterior materials will match the house with similar siding, roofing and brickwork.

It is recommended that the City approve the proposed application on the basis that it is consistent with City plans and ordinances with recommended conditions of approval as follows:

1. The accessory building is constructed of the same color and materials as the primary residential structure.
2. A Signed Conditional Use Permit Agreement is received.



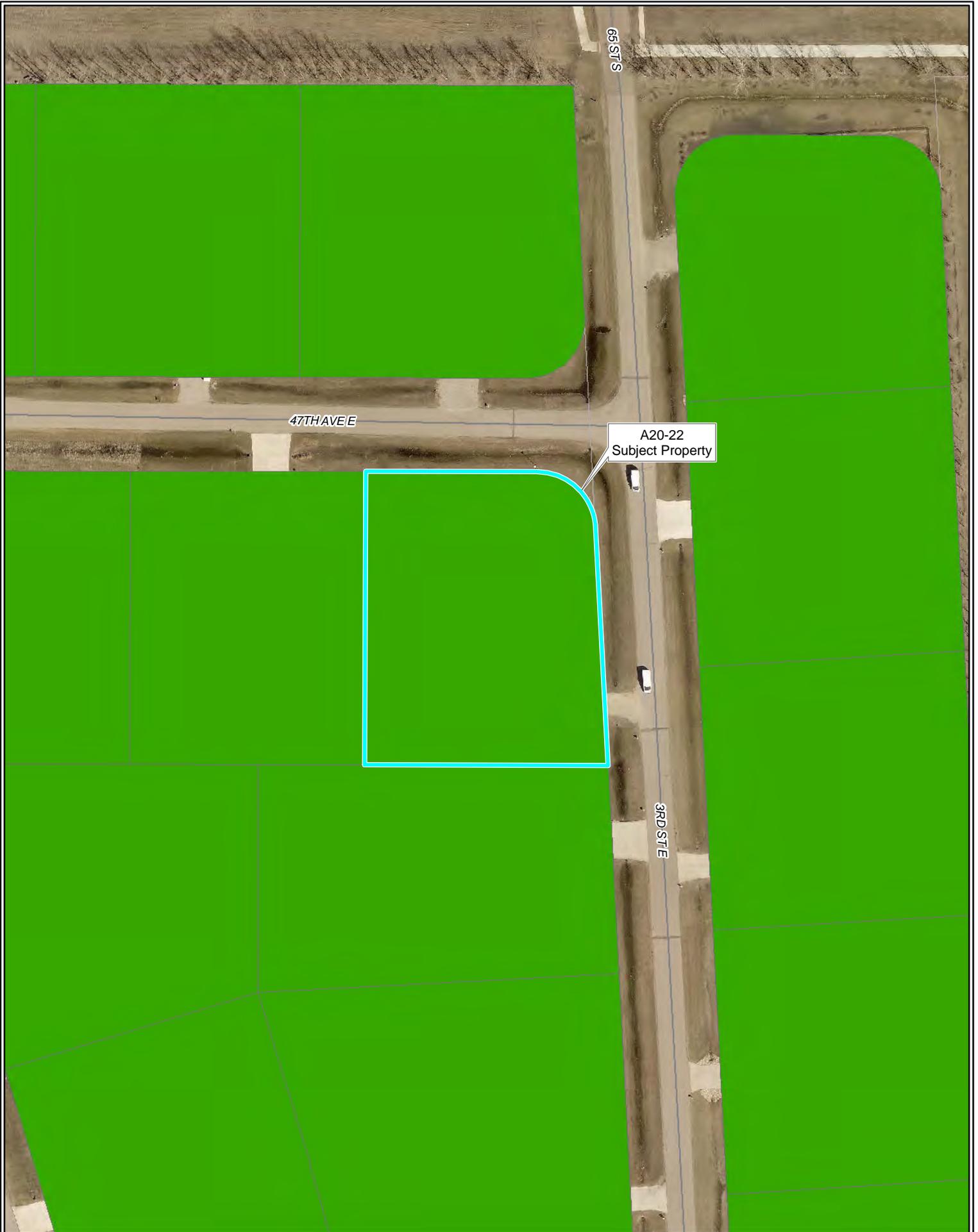
66th ST S

47th AVE E

A20-22
Subject Property

3RD ST E





A20-22
Subject Property

47TH AVE E

66th ST S

3RD ST E

City of
WEST FARGO

<ul style="list-style-type: none"> ■ A: Agricultural ■ C: Light Commercial ■ C-OP: Commercial Office Park ■ HC: Heavy Commercial 	<ul style="list-style-type: none"> ■ LI: Light Industrial ■ M: Heavy Industrial ■ P: Public ■ R-1: One and Two Family 	<ul style="list-style-type: none"> ■ R-1A: Single Family ■ R-1E: Rural Estate ■ R-1S: Special One and Two Family ■ R-1SM: Mixed One and Two Family 	<ul style="list-style-type: none"> ■ R-2: Limited Multiple Dwelling ■ R-3: Multiple Dwelling ■ R-4: Mobile Home ■ R-5: Manufactured Home ■ R-L1A: Large Lot Single Family ■ R-R: Rural Residential ■ PUD: Planned Unit Development ■ DMU: Downtown Mixed Use
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From: [Shane Rohweder](#)
To: [Lisa A. Sankey](#)
Subject: New proposal
Date: Wednesday, August 12, 2020 5:12:09 PM

Hi Lisa,

I wanted to let you know I am willing to do a 40'x50' (2000 square foot) garage with 15 foot sidewalls. The exterior siding will match my home. I will have brick on the front and shingles on the roof as pictured in new 3D drawings. I appreciate how helpful you have been. Please let me know if you need more information.

Thank you!
Shane Rohweder

Sent from my iPhone

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [\[redacted\]](#)
Date: August 11, 2007 at 2:26:58 PM CDT
To: [\[redacted\]](#)
Subject: garage

Thank you,
[redacted]





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This is done to the best of our ability.
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