



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

West Fargo Planning & Zoning Commission
Tuesday, January 12, 2021 at 5:30pm
West Fargo City Hall (Zoom Meeting)

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

Members Absent: Shane Lebahn

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

Amended Minutes Submitted by: Chanda Erickson, Office Manager

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

Commissioner Gust moved and Commissioner Kolb seconded to approve the December 8, 2020 meeting minutes as printed and mailed. No opposition, Motion carried.

Election of Chair and Vice Chair - Commissioner Gust made a motion to nominate Joe Kolb as Chair. Commissioner Thorstad seconded the motion. No opposition. Motion carried. Commissioner Kolb made a motion to nominate Eric Dodds as Vice Chair. Commissioner Thorstad seconded the motion. No Opposition, Motion carried. Commissioner Gust made a motion to close nominations and a unanimous consent be given. Commissioner Rakow seconded the motion. No opposition. Motion Carried.

Commissioner McDougall opened a Public Hearing - 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. There was public comment.

- Matthew Sturlagson of 4519 4th Street W, thanked the commission for listening to the neighborhood's opposition to the project and hopes for an amicable solution.
- Jonathan Barrett of 4402 S River Estates way, stated he would like to maintain the character of the neighborhood.
- Nate Vollmuth from Goldmark, had a neighborhood meeting over a year ago to discuss the neighborhood's thoughts on future project. They opposed multi-story apartments, retail or convenience store. The developer thought a residential area would be a compromise and still thinks this project could work for the neighborhood.



The Public Hearing was closed. After discussion, Commissioner Gust moved and Commissioner Dodds seconded to table the application. No opposition. Motion carried.

- Commissioner Dodds questioned the future of Sheyenne Street widening.
- Dustin Scott, City Engineer, design has not been determined or awarded any federally funding. The project for Sheyenne Street widening would be at least five years in the future.
- Commissioner Walker was questioning how this isn't considered spot zoning due to it being a single lot. She would like to see an area plan for the future that includes what the community wants.
- Commissioner Gust wanted to express his concern about this type of issue happening in the future. He thinks planning needs to be more involved in rural areas, look out into the future and have more input.

Review of Detailed Development Plans A20-42 for Proposed Agassiz Addition, City of West Fargo, North Dakota. After discussion, Commissioner Kolb moved and Commissioner Thorstad seconded to approve the plans with the seven recommendations listed on the staff report. No opposition. Motion carried.

NW Metro Transportation Plan Presentation - The Northwest Metro Transportation Plan is a strategic planning study developed in cooperation between the City of West Fargo and the City of Fargo. This joint plan provides a long-range blueprint for expansion needs of the regional transportation network within the northwestern growth area of the Fargo-Moorhead metropolitan area, as well as coordination activities to support future regional planning decisions on behalf of local and state jurisdictions. (Adam Altenburg)

- Commissioner Thorstad mentioned the possibility of an interstate bypass system. Adam said later this year there are plans for an interstate operations study.
- Commissioner Dodds questioned the step the city goes through to get to the point where we are ready to have a more detailed comprehensive plan.
- Commissioner Rakow questioned on the lack of focus on public transportation. Adam clarified that public transportation is expensive and we do not have the density to support it at this time. It would need to be justified fiscally.

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- Commissioner Rakow said she would like to see more public transportation included in the plans and that she would like plans such as these brought to the attention of the Planning Commission earlier on in the process.
- Commissioner Walker was pleased to see the conservation district category.

After discussion, Commissioner Kolb moved and Commissioner Walker seconded to forward the NW Metro Transportation Plan to City Commission for review. No opposition. Motion carried.

There were no non agenda items.

Commissioner Kolb and Commissioner Rakow seconded to adjourn. No opposition.

Meeting adjourned.

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