



Tim Solberg, AICP, Director of Planning and Zoning
Larry M. Weil, Community Development Director
Lisa Sankey, Planner
Malachi Petersen, Planner
Chanda Erickson, Office Manager

West Fargo Planning & Zoning Commission
Tuesday, January 14, 2020 at 5:30pm
West Fargo City Hall

Members Present: Tom McDougall
Joe Kolb
David Gust
Shane Lebahn
Jana Reinke
April Walker
Eric Dodds

Members Absent:

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

Minutes Submitted by: Chanda Erickson, Office Manager

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

Commissioner Gust moved and Commissioner Kolb seconded to approve the December 10, 2019 meeting minutes as printed and mailed. No opposition, Motion carried.

Commissioner McDougall opened a Public Hearing – A20-1 The Wilds 18th Addition, Replat of Lots 24-43 and 52, Block 1 & Rezoning from R-2: Limited Multiple Dwellings to R-1SM: Mixed One & Two Family Dwellings, a portion of Lot 52, Block 1 of The Wilds 18th Addition, City of West Fargo, North Dakota.

- Ian Bullis, representative from Eagle Ridge Development, was available for questions.

The Public Hearing was closed. After discussion, Commissioner Gust moved and Commissioner Dodds seconded to approve the application with the five conditions listed in the staff report. No opposition. Motion carried.

Commissioner McDougall opened a continued Public Hearing - A19-50 Adoption of the Official Zoning Map to reflect amendments and make necessary changes to reflect new districts and cleanup of other issues, City of West Fargo, North Dakota.

- Roben Anderson of 221 Francis Street brought forth some concerns regarding street width and potential property damage from construction.
- Howard Zinck of 201 3rd Avenue questioned possible uses for the empty lot next to him.

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- Tammy Deisler of 20 1st St voiced her frustration trying to sell her house with the current zoning.
- Jim Kraemer of 209 3rd Ave W questioned getting his area rezoned from R-3 to R-1.
- Paul Leier owner of 317/319 5th Ave W requested that 5th Avenue remain open and that we revisit the diagonal parking on Sheyenne Street.
- The daughter of Geraldine Walz, 144 Park Drive, had questions regarding the DMU District.

The Public Hearing was closed. After discussion, Commissioner Kolb moved and Commissioner Gust seconded to approve the application with three conditions.

1. Work with the City Attorney to provide a solution for the five red properties (West of 1st St and South of Main) to be rezoned to DMU district.
2. Change the four red properties (South of 5th and North of 7th) to DMU District.
3. Look into rezoning Sukuts 3rd (South of 2nd Ave and North of 4th Avenue) from R-3 to R-1.

No opposition. Motion carried.

Commissioner McDougall opened a Public Hearing - A 20-2 Conditional Use Permit for Off Premise Sign within the Entertainment Mixed Use District at 320 32nd Avenue West (Lot 8, Block 1 of Eagle Run Plaza 6th Addition), City of West Fargo, North Dakota.

- Lance Johnson from EPIC was available to answer questions regarding the sign.
- Delight Swingen of 115 32nd Ave E, opposed to the sign and exhibited photos from her windows.
- Dustin Scott, City Engineer, spoke regarding adequate street lighting.
- Marc Knutson of 3110 Sheyenne River Way, emailed in full support of the sign.

The Public Hearing was closed. After discussion, Commissioner Dodds moved and Commissioner Kolb seconded to approve the application with the two conditions listed in the staff report and two other conditions.

1. A status report to be done two months after the sign is functioning.
2. The sign would need to be programmed consistently with street lighting.

Commissioners McDougall, Kolb, Lebahn and Dodds approved. Commissioners Walker, Gust and Reinke opposed. Motion carried

Commissioner McDougall opened a Public Hearing - A20-3 Conditional Use Permit for an accessory building greater than 1000 ft² in an R-1E: Rural Estate District for personal storage at 3839 Kensington Drive at (Lot 4, Block 2 of Windsor Green Subdivision) City of West Fargo, North Dakota.

- Brad Mitchell, property owner at 3839 Kensington Drive, was available for any questions regarding the accessory building.
- Terry and Ann Stargardt of 3819 Sheyenne Street, emailed concern over the size of the building. They stated the accessory building is too large for the neighborhood.
- Guy Sander of 3834 Kensington Drive was opposed to the size of the accessory building and would prefer it be located

The Public Hearing was closed. After discussion, Commissioner Lebahn moved and Commissioner Gust seconded to continue the public hearing to allow for the applicant to talk to his neighbors to find out what would be acceptable for the neighborhood.

Commissioner McDougall opened a Public Hearing - A20-4 Planned Unit Development Amendment for an office building at 1360 Prairie Parkway (Lot 2, Block 1 of KASS 1st Addition) City of West Fargo, North Dakota.

- Trevor Deyo from BC Contracting was available for any questions.

The Public Hearing was closed. After discussion, Commissioner Kolb moved and Commissioner Gust seconded to approve the application with the four conditions listed in the staff report and an additional condition regarding a shared use parking agreement. No opposition. Motion carried.

Commissioner McDougall opened a Public Hearing - A20-5 Rezoning from R-R: Rural Residential District to C: Light Commercial of 225 40th Avenue East (Lot 1, Block 1 of Nelson Acres 5th Addition) City of West Fargo, North Dakota.

- Jodi Kallais from Accelerated Green Works was available for questions.
- Dan Parker of 4019 Carmell Place emailed concerns about noise and dust due to the rezoning.
- Jason Opp of 4430 Newport Lane emailed regarding the possible noise to the neighborhood, as well as concerns about increased traffic and the safety of people using the bike path.

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The Public Hearing was closed. After discussion, Commissioner Dodds moved and Commissioner Kolb seconded to approve the application with the two conditions listed in the staff report. No opposition. Motion carried.

There was a non-agenda item, Election of Chair and Vice-Chair.

Commissioner Gust made a motion to nominate Tom McDougall as Chair, to nominate Joe Kolb as Vice Chair. Commissioner Dodds seconded the motion. No opposition. Motion carried. Commissioner Gust made a motion to close nominations and a unanimous ballot be cast. No opposition. Motion carried

- Jim Scheier of 127 48th Ave E spoke stating the character of the neighborhood was large lots and open spaces. He was concerned that building a large accessory building would negatively affect the character of his neighborhood.

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