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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, February 11, 2020 at 5:30pm
West Fargo City Hall

Members Present: Joe Kolb
Shane Lebahn
April Walker
Eric Dodds

Members Absent: Tom McDougall, David Gust, Jana Reinke

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

Minutes Submitted by: Chanda Erickson, Office Manager

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

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

Commissioner Kolb opened a tabled item – A20-3 Conditional Use Permit for accessory building greater than 1,000 ft² in an R-1E: Rural Estate District for personal storage at 3839 Kensington Drive (Lot 4, Block 2 of Windsor Green Subdivision), City of West Fargo, North Dakota. There was public comment. After discussion, Commissioner Dodds moved and Commissioner Lebahn seconded to deny the application due to public opposition regarding square footage. Motion carried.

- Bradley Mitchell, property owner at 3839 Kensington Drive, mentioned he planned to reduce the size of the accessory building by 324 square feet and move the plans 40 feet to the North.
- Robert Majkrzak, 3805 Kensington Drive, opposed the size of the accessory building.
- John Rust, 3813 Sheyenne Street, opposed the size of the accessory building.
- Terry Stargardt, 3819 Sheyenne Street, opposed the size of the accessory building.

Commissioner Kolb opened a Public Hearing – A20-6, Delta 54 Subdivision and Conditional Use Permit for single family dwelling in an A: Agricultural District at 1215 9th Street NW on Auditor's Lot 2 within the NW¼ SE¼ of Section 31, T140N, R49W (Reed Township), Cass County, 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 ten conditions listed in the staff report and two additional recommendations. The Commission recommended an Acknowledgment be signed regarding the Airport and Lagoon. Also, Commission wants to review that all conditions are met before moving to City Commission. No opposition. Motion carried.

Commissioner Kolb opened a Public Hearing – A20-7, Zoning Ordinance Amendment to review proposed changes to Section 4-460 Sign Regulations. There was no public comment. The Public Hearing was closed. After discussion, Commissioner Walker moved and Commissioner Lebahn seconded to approve the application as recommended. No opposition. Motion carried.

The Public Hearing – A20-8 Zoning Ordinance Amendment to review proposed changes to 4-450 Off-Street Parking and Loading Regulations was withdrawn by staff.

The Commission reviewed Detailed Development Plans – A19-49 The Ranch at the Wilds. After discussion, Commissioner Dodds moved and Commissioner Lebahn seconded to approve the Detailed Development Plans with the eight conditions listed in the staff report. No opposition. Motion carried.

The Commission reviewed Detailed Development Plans – A20-5 225 40th Avenue West Greenworks. After discussion, Commissioner Dodds moved and Commissioner Lebahn seconded to approve the Detailed Development Plans with the four conditions listed in the staff report. No opposition. Motion carried.

There were no non-agenda items. Tim Solberg mentioned that next Planning and Zoning Commission Meeting he plans on discussing the Bell Bank Tower downtown, for a possible TIF district.

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