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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, May 12, 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 VIA ZOOM MEETING

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

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

Minutes Submitted by: Chanda Erickson, Office Manager

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

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

Commissioner McDougall opened a Public Hearing – A20-10 Conditional Use Permit for off-premise signage within the DMU: Downtown Mixed Use District at 444 Sheyenne Street (Lot 2, Block 1 of Sheyenne Plaza 1st Addition), City of West Fargo, North Dakota. There was no public comment. The Public Hearing was closed. After continued discussion, Commissioner Walker moved and Commissioner Dodds seconded to table the application. No opposition. Motion carried.

- David and Mary Ann Dost, 313 Morrison Street, emailed opposing more signs. They thing the lighting is already too bright.
- Mike Amundson, Executive Director of West Fargo Events, was available for questions.

Commissioner McDougall opened a Public Hearing – Public Hearing – A20-12 Center at 7th 3rd Addition, replat of Lots 2 & 3, Block 1, Center at 7th Second Addition, City of West Fargo, North Dakota. There was no public comment. The Public Hearing was closed. After discussion, Commissioner Gust moved and Commissioner Reinke seconded to approve the application with the four conditions listed in the staff report. No opposition. Motion carried.

Commissioner McDougall opened a Public Hearing – A20-13 Maple River Subdivision, subdivision in Auditor's Lot 3 NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, T140N, R50W, Cass County, North Dakota. The Public Hearing was closed. After discussion, Commissioner Kolb moved and Commissioner Lebahn seconded to approve the application with the four conditions listed in the staff report. No opposition. Motion carried.

- Shannon Roers-Jones clarified there was no plans to build therefore, a drainage plan was not required.

Commissioner McDougall opened a Public Hearing – A20-14 River's Bend at the Preserve 6th Addition, replat of Lots 4-8 of Block 3 of River's Bend at the Preserve 4th Addition, City of West Fargo, North Dakota. The Public Hearing was closed. After discussion, Commissioner Walker moved and Commissioner Dodds seconded to approve the application with the five conditions listed in the staff report. No opposition. Motion carried.

- Steve Stoner, applicant, was available for questions.

Commissioner McDougall opened a Public Hearing – A20-15 Westview 4th Addition, Replat and PUD Amendment for Office Condominiums on Lot 1, Block 1 of Westview 2nd Addition, City of West Fargo, North Dakota. The Public Hearing was closed. After discussion, Commissioner Walker moved and Commissioner Kolb seconded to approve the application with the seven conditions listed in the staff report with two added recommendations. The first recommendation would be to have get lighting maximums provided within District Standards. The second recommendation is to have the signage reflect the Office Park Standards for lighting. No opposition. Motion carried.

- Joe and Cindy Sepulveda, 6287 Osgood Parkway South, Fargo, voiced concerns about lighting and increased traffic.
- Thomas and Constance Kirchoffner, 6207 Parkway South, Fargo, emailed concerns about increased traffic and the abundance of commercial office space in the area.
- Mike Graham, applicant, offered to provide lighting calculations.

Commissioner McDougall opened a Public Hearing – A20-16 Sandhills 5th Addition, Replat and Rezoning from Agricultural to LI: Light Industrial, All of Block 2, Lots 5-16 of Block 3, Lots 12-15 of Block 4, Lots 10-13 of Block 8, Lots 7-16 And Lot 22 of Block 9 And All of Blocks 10 And 11 All In Meadow Brook Park Subdivision; Vacation Plat of part of Gress Avenue, part of 2nd Avenue NW, part 1st Avenue NW, All of Northern Pacific Avenue And part of Park Boulevard All In Meadow Brook Park Subdivision And Auditor's Lot 1 of the SE $\frac{1}{4}$ of Section 2, T139N,

R50W, City of West Fargo, North Dakota. The Public Hearing was closed. After discussion, Commissioner Gust moved and Commissioner Rakow seconded to table the application. No opposition. Motion carried.

- Jody Malus, on behalf of Duane Hazer 1208 1st Avenue NW, read a letter opposing the application.
- Timothy Cockayne, 204 Park Blvd spoke in opposition of the application.
- Lauren Orchard, Economic Development Director, would like to research some solutions for the home owners in this area, possibly create a TIF District.
- Austin Morris, Enclave Development, commented they are trying to have the lowest impact to the community and willing to work with the homeowners to have a viable project.

Commissioner McDougall re-opened a tabled discussion - A20-9, Zoning Ordinance Amendment to review Neighborhood Commercial Zoning District, City of West Fargo, North Dakota. Commissioner McDougall motioned to continue. No opposition.

There was one non-agenda item. Tim Solberg informed the Commission that Larry Weil, Community Development Director, has officially retired.

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