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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
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
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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.