



*Lisa Sankey, Planner  
Malachi Petersen, Planner  
Chanda Erickson, Office Manager*

West Fargo Planning & Zoning Commission  
Tuesday, November 9, 2021 at 5:30pm  
West Fargo City Hall

Members Present: David Gust, Shane Lebahn, April Walker, Lana Rakow, Eric Dodds, Mike Thorstad

Members Absent: Brady Woodard, Joe Kolb

Others Present: Tim Solberg, John Shockley, Chanda Erickson, Malachi Petersen

Minutes Submitted by: Chanda Erickson, Office Manager

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

Commissioner Walker moved and Commissioner Thorstad seconded to approve the October 12, 2021 meeting minutes with a correction to A21-20, that item was denied. No opposition, Motion carried.

Commissioner Dodds opened a Public Hearing - A21-39 River's Bend at the Preserve 8th Addition, Replat Lots 11-13, Block 1 of Rivers Bend 4th Addition, City of West Fargo, North Dakota. There was no public comment. The Public Hearing was closed. After continued discussion, Commissioner Gust moved and Commissioner Rakow seconded to approve the application with the five conditions listed in the staff report. No opposition. Motion carried.

Commissioner Dodds opened a Public Hearing - A21-40 Rezoning from R-1: One and Two Family Dwellings to C: Light Commercial and Conditional Use Permit for Apartments above commercial establishments at 120 1st Street (Lot 9, Block 7 of Sukuts Estates Subdivision), City of West Fargo, North Dakota - Mastrud.

Austin Montgomery of 102 2<sup>nd</sup> Avenue West, had questions regarding the hours of operation signage and the parking.

Nathan and Jennifer Masterud, the applicants, were available for questions. Hours of operation would be Monday through Saturday from 10am to 6pm.

John Shockley, city attorney, explained the definition of spot zoning.

The Public Hearing was closed. After discussion, Commissioner Walker moved and Commissioner Thorstad seconded to approve the application with the condition listed in the staff report. Commissioner Rakow opposed. Motion carried.



Commissioner Dodds opened a Public Hearing - A21-41 Conditional Use Permit for oversized accessory building at 2016 Ann St (Lot 4, Block 2 of Woodland Estates Subdivision), Cass County, North Dakota - Knoke.

Matthew Kirkwood of 2120 Ann Street, opposed the accessory building. He felt the site plan provided was not accurate. He also thought the building would be used for commercial and it would affect the street parking in the area.

Gene Doeling, 2112 Ann Street, supported the building of the accessory building. He thought it would bring value to the neighborhood.

Keith Knoke, applicant, was available for questions.

The Public Hearing was closed. After discussion, Commissioner Walker moved and Commissioner Gust seconded to approve the application with four conditions listed in the staff report. Commissioner Rakow opposed. Motion carried.

Commissioner Dodds opened a Public Hearing - A21-42 Gensler Subdivision and Conditional Use Permit for a non-farm single family residential dwelling on a parcel located in the S ½ of Section 26, T139N, R50W, Cass County, North Dakota - Selberg.

The Public Hearing was closed. After discussion, Commissioner Rakow moved and Commissioner Walker seconded to deny the application. Commissioner Lebahn opposed. Motion carried.

Commissioner Dodds opened a Public Hearing - A21-43 Zoning Ordinance Amendment to 4-200 Definitions, 4-441 General Fencing and Screening Requirements and 4-442 Accessory Building and Use Provisions regarding Swimming pools. The Public Hearing was closed. After discussion, Commissioner Gust moved and Commissioner Lebahn seconded to approve the application with the conditions listed in the staff report. No opposition. Motion carried.

**Withdrawn** – A21-36 Conditional Use Permit for indoor personal training/coaching (volleyball) facility in an M: Heavy Industrial Zoning District at 630 9th Street NW (Lot 1, Block 1 of West Fargo 5th Addition), City of West Fargo, North Dakota – J&S Development

There were no non agenda items.

Commissioner Gust moved and Commissioner Lebahn seconded to adjourn. No opposition. Meeting adjourned.

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