



*Maegin Elshaug, Director of Planning and Zoning
Lisa Sankey, Planner
Malachi Petersen, Planner
Chanda Erickson, Office Manager*

West Fargo Planning & Zoning Commission
Tuesday, July 13, 2021 at 5:30pm
West Fargo City Hall

Members Present: Joe Kolb, Shane Lebahn, Eric Dodds, Lana Rakow, Mike Thorstad, Brady Woodard

Members Absent: April Walker, David Gust

Others Present: Tim Solberg, Lisa Sankey, John Shockley, Chanda Erickson, Malachi Petersen, Maegin Elshaug

Minutes Submitted by: Chanda Erickson, Office Manager

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

Commissioner Rakow moved and Commissioner Thorstad seconded to approve the June 8, 2021 meeting minutes as printed and mailed. No opposition, Motion carried.

Commissioner Kolb opened a Public Hearing - A21-25 Sunrise Acres 3rd Subdivision, a replat of Lot 3, Block 1 of Sunrise Acres 2nd Subdivision and Rezoning from A: Agricultural to R-1E: Rural Estate District of Lot 3, Block 1 of Sunrise Acres 2nd Subdivision; and Lot 1A, Block 2A of Sunrise Acres 2nd Subdivision (2656 Ann St), Cass County, North Dakota, Cass County, North Dakota – Brennan/Staebler/Smedshammer. There was no public comment. The Public Hearing was closed. After continued discussion, Commissioner Dodds moved and Commissioner Woodard seconded to approve the application with the seven conditions listed in the staff report. No opposition. Motion carried.

- Maureen Nelson, 407 Ramona Avenue, spoke regarding her property to the east of the Applicant's property. She claims to use the Applicant's property for access and would be land locked without it.
- Clayton Brennan, applicant, spoke regarding the 40ft easement (28th Ave N). He said the shelterbelt on the easement is 25ft so she has room to drive along the trees for access. He explained she owns the adjacent property and has access through her own property. The replat doesn't change that.
- John Shockley, attorney, clarified that it is not an easement, it is a platted right-of-way.

Commissioner Kolb opened a Public Hearing - A21-26 Conditional Use Permit aboveground fuel tanks in a LI: Light Industrial Zoning District at 440 29th Court NW (Lot 10, Block 1 of Sandhills 3rd Addition), City of West Fargo, North Dakota – West Fargo Schools. There was no public comment. The Public Hearing was closed. After discussion, Commissioner Dodds



moved and Commissioner Thorstad seconded to approve the application with the two conditions listed in the staff report. No opposition. Motion carried.

Commissioner Kolb opened a Public Hearing - A21-27 Conditional Use Permit for aboveground fuel tanks in M: Heavy Industrial Zoning District at 830 7th Street NE (Lot 1, Block 1 of Glenn Addition), City of West Fargo, North Dakota - Penske. The Public Hearing was closed. After discussion, Commissioner Lebahn moved and Commissioner Rakow seconded to approve the application with the two conditions listed in the staff report. No opposition. Motion carried.

Commissioner Kolb opened a Public Hearing - A21-28 A retracement plat for multiple dwellings as part of a mixed use development on Lots 6 & 7, Block 1 of Eagle Run Plaza 9th Addition, City of West Fargo, North Dakota; Eagle Run Plaza 13th Addition, a Retracement Plat – Welle. Continued Conditional Use Permit. The Public Hearing was closed. After discussion, Commissioner Dodds moved and Commissioner Lebahn seconded to approve the application with the five conditions listed in the staff report. No opposition. Motion carried.

Commissioner Kolb opened a Public Hearing - A21-29 Willow Creek 2nd Subdivision & Rezoning from A: Agricultural to R-1E: Rural Estate District of 3905 9th Avenue W, West Fargo, ND (Auditor's Lot 5 in the SE¼ of Section 10 T139N, R50W), Cass County, North Dakota – Jameson. The Public Hearing was closed. After discussion, Commissioner Dodds moved and Commissioner Woodard seconded to approve the application with the ten conditions listed in the staff report. No opposition. Motion carried.

Commissioner Kolb opened a Public Hearing - A21-30 Christianson 4th Addition, a replat of Lot 1, Block 2 of Christianson 1st Addition, City of West Fargo, North Dakota – Graham. The Public Hearing was closed. After discussion, Commissioner Dodds moved and Commissioner Lebahn seconded to approve the application with the six conditions listed in the staff report. No opposition. Motion carried.

Site Plan Review CO District – Strip Mall at 701 32nd Ave W – Olaf Anderson. After discussion, Commissioner Rakow moved and Commissioner Woodard seconded to approve the site plan. No opposition. Motion carried.

Site Plan Review in CO District – Office condos at 731 32nd Ave W – Graham. After discussion, Commissioner Rakow moved and Commissioner Dodds seconded to approve the site plan. No opposition. Motion carried.

Site Plan Review in the CO District – Mixed Use Building at 360 32nd Ave West – Sheyenne 32 LLC. After discussion, Commissioner Lebahn moved and Commissioner Thorstad seconded to approve the site plan. No opposition. Motion carried.

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Elmwood Court 4th Detailed Development Plans. After discussion, Commissioner Rakow moved and Commissioner Dodds seconded to table the development plan until a detailed landscape plan can be submitted and an analysis of the access road to determine the possibility of widening due to the shared use. No opposition. Motion carried.

- Leann Beglau, 327 19th Avenue West, voiced her concerns of lack of greenspace for the neighborhood children.
- Teresa Schuster, 333 19th Avenue West had concerns about the road and increased traffic.
- Brian Pattengale, engineer, discussed the responsibility for road maintenance and the gate relocation to further north. He clarified that the road would not generate specials to the public, it would be a private road. A professional management company would take care of lawn care and snow removal.
- Drew Weltin, 339 19th Avenue West, was concerned about being special assessed for the road and snow removal.
- Barb Erbstosser, City of West Fargo Park Director, explained all the improvements being made, increased playground equipment and trees being planted as a buffer.
- Sandy Hannestad, 412 19th Avenue West, Unit B, was concerned about traffic backed up on 19th Avenue West and headlights in her windows.
- Julie Helgaas, 412 19th Avenue West, Unit E, has landscaping concerns. She wants the area to stay aesthetically pleasing. She doesn't want to lose the wildlife and wants more trees planted instead of cut down.

Tabled per Applicant's request- Continued - A21-20 Conditional Use Permit for off-premise sign in the EMU: Entertainment Mixed Use District at 2900 Sheyenne Street (Lot 1, Block 1 of Eagle Run Plaza 11th Addition), City of West Fargo, North Dakota – Bullis

There were no non agenda items.

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

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