



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

West Fargo Planning & Zoning Commission
Tuesday, January 10, 2023 at 5:30pm
West Fargo City Hall

Members Present: Joe Kolb, Eric Dodds, Mike Thorstad, Aleyna Leibfried, Lana Rakow

Members Absent: David Gust, Brady Woodard

Others Present: Aaron Nelson, Lisa Sankey, Sarah Wear, Chanda Erickson, Malachi Petersen

Minutes Submitted by: Chanda Erickson, Office Manager

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

Planning and Zoning elections for Chair and Vice-Chair. Commissioner Thorstad nominated Joe Kolb for Chair. Commissioner Leibfried seconded. No opposition. Motion carried. Commissioner Thorstad nominated Eric Dodds for Vice Chair. Commissioner Leibfried seconded. No opposition. Motion carried.

Commissioner Dodds moved and Commissioner Leibfried seconded to approve the December 13, 2022 meeting minutes as distributed. No opposition, Motion carried.

Continued to the February 14, 2023 Meeting - Commissioner Kolb opened a Public Hearing - A23-4 Sandhills 6th Addition, a Replat and Rezoning from A: Agricultural to LI: Light Industrial and P: Public Facilities of Auditor's Lot 3 and a Replat of all of Block 2, Lots 6-16 of Block 3, Lots 2-7 and 10-22 of Block 4, Lots 10 and 13 of Block 8, Lots 3-10 and 13-22 of Block 9, all of Blocks 10 and 11, all in Meadow Brook Park Subdivision; a Vacation Plat of part of Gress Avenue, all of Second Avenue North, part of First Avenue North, all of Northern Pacific Avenue and part of Park Boulevard all in Meadow Brook Park Subdivision, all in the SE¼ of Section 2, T139N, R50W, City of West Fargo, North Dakota - Ocho Indy.

One member of the public expressed concern about the special assessments and will return to comment on February 14th.

The Public Hearing was closed. This agenda item will continue at the February 14, 2023 meeting.

Brooks Harbor 1st Addition Right-Of-Way Access. Commissioner Dodds moved and Commissioner Leibfried seconded to forward their recommendation of the 26th Avenue West access option and no Sheyenne Street access to City Commission. No opposition, Motion carried.



Commissioner Kolb opened a Public Hearing - A23-1 North Pond at the Preserve 16th Addition, a replat and rezoning from C-OP: Commercial Office Park to R-3: Multiple Dwellings of Lot 2, Block 1 of North Pond at the Preserve 6th Addition (2500 6th Street East), City of West Fargo, North Dakota – Beyond Shelter.

Christopher Miller from Beyond Shelter was available for questions.

There was no public comment. The Public Hearing was closed. After continued discussion, Commissioner Leibfried moved and Commissioner Thorstad seconded to approve the application with the conditions listed in the staff report. No opposition. Motion carried.

Commissioner Kolb opened a Public Hearing - A23-2 Conditional Use Permit for temporary concrete crushing facility and stockpiling of concrete and asphalt located at 2351 8th Avenue NW (Lot 2, Block 1 of West Fargo 12th Addition), City of West Fargo, North Dakota – Dakota Fence/Gowan.

Curt Horner, Operations Manager from Gowan Construction, was available for questions.

The Public Hearing was closed. After discussion, Commissioner Dodds moved and Commissioner Rakow seconded to approve the application with the conditions listed in the staff report. No opposition. Motion carried.

Commissioner Kolb opened a Public Hearing - A23-3 Saucke Subdivision, a replat of Lots 10-15, Block 1 of Quam's Subdivision and all of vacated Short Street, Cass County, North Dakota and Conditional Use Permit for a private non-commercial recreational building on proposed Lot 2, Block 1 of Saucke Subdivision, Cass County, North Dakota.

Ben Saucke, applicant, was available for questions.

Mark Mcallister, Reed Township Chairman, had concerns about access to the property.

Steve Kraft, of 1907 Ann Street, was curious of building materials that will be used on the building. He wanted to know what he will be looking at since his property is to the north.

Harriet Smedshammer of 1602 Hyde Street, questioned if there would be sewer and water available on the property and if there would be living quarters.

Matthew Heinzen of 1935 Ann Street, wanted to know if he would still have access to the property within reason. He opposed the building and believes the building would have some commercial activity.

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The Public Hearing was closed. After discussion, Commissioner Dodds moved and Commissioner Thorstad seconded to approve the application with the conditions listed in the staff report. No opposition. Motion carried.

There were non agenda items.

- Aaron Nelson mentioned there will be an invite to a brownbag meeting regarding the Planning Needs Assessment Action Plan.
- Malachi Petersen accepted a consulting position and will be leaving at the end of the month.

Commissioner Dodds and Commissioner Leibfried seconded to adjourn. No opposition. Meeting adjourned.

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