



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

West Fargo Planning & Zoning Commission
Tuesday, February 14, 2023 at 5:30pm
West Fargo City Hall

Members Present: Joe Kolb, Mike Thorstad, Brady Woodard, Aleyna Leibfried, Dave Gust

Members Absent: Lana Rakow, Eric Dodds

Others Present: Aaron Nelson, Lisa Sankey, John Shockley, Chanda Erickson

Minutes Submitted by: Chanda Erickson, Office Manager

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

Commissioner Woodard moved and Commissioner Gust seconded to approve the January 10, 2023 meeting minutes as distributed. No opposition, Motion carried.

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. There was public comment.

Amanda Barker spoke of behalf of Timothy Cockayne at 204 Park Boulevard. She discussed the hardships facing the property owner due to high specials and taxes. She said he would be willing to sell if he was offered replacement value and not market value.

Xavier Welty, realtor at Re/Max Legacy Realty said these properties have zero salability due to the special assessments and industrial area around them. He said many of the properties received letters from Enclave. He tried calling several times and could never connect.

Robin Hovde, of 2712 Gress Avenue, stated he is the President of Meadow Brook Road and Water and he wants to ensure their water is not cut off due to construction because it has been in the past.

Christopher Gibbons, owner of 2640 Gress Avenue stated he wants replacement value of his home and that the special assessments have create hardship for the remaining residents.

Tim Gleason from Enclave said that a TIF district was created so the special assessments would not be the responsibility of residents in the area for this future project. He also mentioned that letters were sent to the property owners.



Austin Morris from Enclave said they became involved in acquiring properties in 2022. He also mentioned that the TIF district would protect the residents from additional specials. They are open to further discussions with the residents.

The Public Hearing was closed. After continued discussion, Commissioner Thorstad moved and Commissioner Gust seconded to deny the application. After additional discussion, Commissioner Thorstad rescinded his motion to deny and motioned to table the item until next meeting. His recommendation was that the remaining properties be included in the rezoning so the complete area is covered, including all properties and the neighborhood well. Commissioner Woodard seconded. Item tabled.

Commissioner Kolb opened a Public Hearing – A23-5 – Dakota Territory 14th Addition, PUD Amendment for Multiple Dwellings at 1018 17th St E (Lot 1, Block 1 of Dakota Territory 14th Addition), City of West Fargo, North Dakota – Mission Homes. There was no public comment. The Public Hearing was closed. After discussion, Commissioner Gust moved and Commissioner Thorstad seconded to approve the application. No opposition. Motion carried.

Commissioner Kolb opened a Public Hearing - A23-6 Zoning Ordinance Amendment to Title IV of the City Ordinances (zoning regulations) pertaining to daycare uses. The Public Hearing was closed. After discussion, Commissioner Gust moved and Commissioner Woodard seconded to approve. No opposition. Motion carried.

Site Plan Review – C: Light Commercial Site Plan Review at 2630 Sheyenne Street (Lot 3, Block 1, Eaglewood Second Addition), City of West Fargo, North Dakota – Two Rivers Veterinary Hospital. After discussion, Commissioner Thorstad moved and Commissioner Woodard seconded to approve the application. No opposition. Motion carried.

Update on the Planning Needs Assessment Action Plan from Director Aaron Nelson

Non agenda items

The March and April Planning and Zoning Commission meetings have been rescheduled due to calendar conflicts. The dates selected are March 7th, 2023 and April 10th, 2023 at 5:30pm

Commissioner Woodard and Commissioner Thorstad seconded to adjourn. No opposition. Meeting adjourned.

Planning and Zoning Commission meetings are published on YouTube City of West Fargo Channel; and are also included in our video archive at <https://www.westfargond.gov/1202/Agendas-Minutes>

People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Office at 701.515.5370. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

Minutes are available on the City of West Fargo Web site at <https://www.westfargond.gov/1202/Agendas-Minutes>