



*Aaron Nelson, AICP Director of Planning and Zoning
Lisa Sankey, Planner
Breanna Siegler, Office Manager*

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West Fargo Planning & Zoning Commission Meeting Minutes
Tuesday, June 13, 2023 - 5:30 p.m.
West Fargo City Hall

Members Present: Kathi Schwan, Aleya Leibfried, Eric Dodds, Joe Kolb, Mike Thorstad, David Gust

Members Absent: Brady Woodard

Others Present: Aaron Nelson, Lisa Sankey, Breanna Siegler, John Shockley

Minutes Submitted By: Breanna Siegler, Office Manager

Commissioner Kolb called meeting to order at 5:30pm and moved to approve agenda. Commissioner Dodds moved and Commissioner Leibfried seconded. Motion passed.

Commissioner Leibfried moved and Commissioner Dodds seconded to approve the minutes from May 9, 2023. No opposition. Motion passed.

Commissioner Kolb opened a Public Hearing – A23-4 Sandhills 6th Addition, a Subdivision 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, LLC. (Continued from May 9, 2023). Austin Morris spoke on development. No public comment. Commissioner Dodds moved to approve with condition noted in the staff report. Seconded by Commissioner Schwan. Commissioner Kolb motioned for vote. Commissioner Gust opposed, all others approved. Motion passed.

Commissioner Kolb opened a Public Hearing on – A23-17 Sandhills 7th Addition, a Subdivision and Rezoning from Agricultural to LI: Light Industrial of Auditor's Lot 1 (part of Section 2, T139N, R50W) and Lots 11 & 12, Block 9 of Meadow Brook Subdivision (2805 Gress Avenue), City of West Fargo, North Dakota – Restad. City staff recommended approval with no conditions. Kolb opened up discussion for public comment. No public comment. Commissioner Dodds moved to approve, Commissioner Schwan seconded. Commissioner Kolb moved to vote. Commissioner Gust opposed, all others approved. Motion passed.

Commissioner Kolb opened a Public Hearing – A23-13 The Wilds 23rd Addition, a Subdivision and Rezoning from R-2: Limited Multiple Dwellings to R-3: Multiple Dwellings of Lot 1, Block 10 of The Wilds 21st Addition, City of West Fargo, North Dakota – Wildco LLC. Staff noted that the application for rezoning has been withdrawn by the applicant. Subdivision recommended for approval by staff. No public comment. Commissioner Kolb closed the Public Hearing. Commissioner Gust moved to



recommend approval of the replatting but not rezoning. Commissioner Dodds seconded movement to approve replat. No opposition. Motion passed.

Commissioner Kolb opened a Public Hearing – A23-14 Shiloh 2nd Addition, a Conditional Use Permit for increased and illuminated signage for institutional identification in a residential district for a church at 2200 Shiloh Street (Lot 1, Block 1 of Shiloh 2nd Addition), City of West Fargo, North Dakota – The Summit. City staff recommended approval with conditions. No public comment. Public Hearing was closed. Commissioner Leibfried motioned to approve with conditions specified in the staff report. Commissioner Thorstad seconded. No opposition. Motion passed.

Commissioner Kolb opened a Public Hearing – A23-19 Selberg's 2nd Subdivision, a Conditional Use Permit for Accessory Building greater than 1,000 ft² at 409 32nd Ave NW (Lot 10, Block 1 of Selberg's 2nd Subdivision), Cass County, North Dakota – Voigt. City staff recommended approval with conditions outlined. Brandon Schmidt, on behalf of Vincent Voigt, clarified building will have steel siding to match house and confirmed that it follows rules for setbacks. Public hearing closed. Commissioner Dodds moved to approve with conditions noted in the staff report, Commissioner Gust seconded. No opposition. Motion passed.

A23-15 Goldenwood 7th Addition, retracement plat of Lots 9 & 10, Block 1 Goldenwood 5th Addition (1292 & 1296 Goldenwood Dr), City of West Fargo, North Dakota – Hoffman. City staff recommended approval of application. Commissioner Dodds moved to approve, Commissioner Leibfried seconded. No opposition. Motion passed.

A23-16 Kost 5th Addition, retracement plat of Lots 6-8, Block 1 of Kost 1st Addition (1100 Center Street), City of West Fargo, North Dakota – R&T Nygaard Investments LLP. City staff recommended approval of retracement of plat. Commissioner Kolb moved to approve application, Thorstad seconded. No opposition. Motion passed.

A23-18 Sterling Industrial Park 1st Addition, an access request onto a minor arterial street, located at 640 16th Street NE (Lot 3, Block 3 of Sterling Industrial Park 1st Addition), City of West Fargo, North Dakota – RRMCC. City staff recommended approval of driveway location in application. Commissioner Thorstad moved to approve, Commissioner Gust seconded. No opposition. Motion passed.

A23-20 The Wilds 2nd Addition, a Simple Lot Split at 1020 & 1004 49th Terrace W (Lots 15 & 16, Block 1 of The Wilds 2nd Addition), City of West Fargo, North Dakota – Tollefson. City staff recommended approval of application. Commissioner Dodds moved to approve, Commissioner Leibfried seconded. No opposition. Motion passed.

Commissioner Kolb opened the floor for any non-agenda items to be discussed. Aaron Nelson expressed thanks to Commissioner Brady Woodard for his service on the Commission as his term is ending. There are now two extraterritorial positions vacant. Introduction of new Planning Office Manager Breanna Siegler to commission members. No further non-agenda items brought to the floor.

Commissioner Kolb requested motion to adjourn. Commissioner Gust motioned and Commissioner Schwan seconded. No opposition. Meeting adjourned at 6:29pm.