



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

West Fargo Planning & Zoning Commission
Tuesday, July 11, 2023 at 5:30pm

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

Members Absent: Brady Woodard

Others Present: Aaron Nelson, John Shockley, Breanna Siegler

Minutes Submitted by: Breanna Siegler, Office Manager

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

Chair Kolb suggested an adjustment prior to the approval of the order of the agenda. The adjustment was to swap the listed order of agenda items A23-21 and A23-22. Commissioner Dodds moved and Commissioner Gust seconded to swap and approve order of agenda. No opposition. Motion passed.

Commissioner Gust moved and Commissioner Leibfried seconded a motion to approve the minutes from June 13, 2023. No opposition. Motion passed.

Public Hearing - A23-22 Eagle Run Plaza 14th Addition, Replat of Lots 5 and 6 Block 1 of Eagle Run Plaza 1st Addition (3210 & 3224 Sheyenne Street), City of West Fargo, North Dakota – Stedman. Purpose of replat is to allow Northern property owner space to modify lot and better accommodate traffic. City staff found proposal consistent with city ordinances and recommended approval of proposed application. Chair Kolb opened public hearing for comment. No public comment. Commissioner Gust moved, Commissioner Leibfried approved. No opposition, motion passed.

Public Hearing – A23-21 North Pond at The Preserve 15th Addition, Conditional Use Permit for a modified sign development plan as per section 4-460.9.2.c of the Sign Regulations to allow for shared signs at the driveway entrances for the development located at 336 23rd Avenue East (Lot 5, Block 1 of North Pond at the Preserve 15th Addition), City of West Fargo, North Dakota – Oporo. The purpose of the modified sign development plan would be for a tenant/business sign and a directional sign for all five lots (Lots 1-5, Block 1 of North Pond at the Preserve 15th Addition) within the subdivision.

City staff recommended approval of application with condition that a signed conditional use permit agreement detailing the sign allocation plan be received. Chair Kolb opened public hearing for comments. No public comment. Chair Kolb closed public hearing. Clarification was given that the modified sign development plan does not increase available sign allowance for applicant. Commissioner Thorstad questioned if sign depiction in packet (background/text colors) would be representative of actual sign. Nick Qualley from Scenic Signs indicated that would be the case. Commissioner Leibfried moved to approve application with a second added condition that the appearance of the sign be congruent with the depiction in the application packet, specifically a dark background with light-colored lettering. Commissioner Dodds seconded. No opposition. Motion passed.

Chair Kolb opened the floor for non-agenda items. None were brought forth. Commissioner Gust moved to adjourn meeting. Commissioner Dodds seconded. No opposition. Motion passed. Meeting adjourned at 5:58pm.

