



*Aaron Nelson, AICP Director of Planning and Zoning
Leslie McGillivray-Rivas, Sr. Planner
Lisa Sankey, Planner
Breanna Siegler, Office Manager*

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**West Fargo Planning & Zoning Commission Agenda
Tuesday, October 10, 2023 - 5:30 p.m.**

Members Present: Joe Kolb, Eric Dodds, Mike Thorstad, Kathi Schwan

Members Absent: Aleyna Leibfried, David Gust

Others Present: Aaron Nelson, Lisa Sankey, Kat McNamara, Leslie McGillivray-Rivas, Breanna Siegler

Minutes Submitted by: Breanna Siegler, Office Manager

Meeting was called to order by Chair Kolb at 5:30pm. Chair Kolb referenced change in agenda structure to include discussion portion moving forward. Commissioner Dodds motioned to approve the order of the agenda, Commissioner Schwan seconded. No opposition. Motion passed.

Commissioner Dodds moved and Commissioner Thorstad seconded a motion to approve the minutes from September 12, 2023. No opposition. Motion passed.

Chair Kolb opened a public hearing on A23-26 Wehri Residence Subdivision, a request for a Subdivision and Conditional Use Permit for non-farm single family dwelling in an A: Agricultural District at 1215 9th Street NW (parcels in the NW¹/₄ SE ¹/₄ of Section 31, T140N, R49W [Reed Township]), Cass County, North Dakota. Staff recommended approval of application with listed conditions. Applicant Chris Wehri provided some background on how they came to request this subdivision and CUP. Chair Kolb confirmed applicant recognizes possibility for significant future special assessments as well as potential for flooding creating access issues. Assistant City Engineer Jerry Wallace acknowledged this is a future growth area and that there will be regional improvements made (lift stations, streets), that can create issues as city infills around them. Commissioner Dodds spoke of lot having a heavy burden of specials and waiving rights to appeal those decisions. No public comment. Chair Kolb closed the public hearing. Commissioner Thorstad motions to approve with conditions outlined, Commissioner Schwan seconded. No opposition. Motion passed.

Chair Kolb opened Public Hearing- A23-27 Oak Ridge 19th Addition, a request for major subdivision and replat of Lots 31-33, Block 1 of Oak Ridge 18th Addition, Cass County, North Dakota. No public comment. Chair Kolb closed public hearing. Commissioner Dodds moved to approve with recommendations. Commissioner Schwan seconded. No opposition. Motion passed.

Chair Kolb opened the floor for non-agenda items. None were brought forth.

Chair Kolb opened floor to Planning Director Aaron Nelson for discussion agenda. Director Nelson provided update on the growth area master plan and clarified that future discussion topics would be added to agenda when regular agenda items are in short supply.

Commissioner Dodds moved to adjourn meeting. Commissioner Thorstad seconded. No opposition. Motion passed. Meeting adjourned at 6:45pm.