



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

www.westfargond.gov

West Fargo Planning & Zoning Commission Meeting Minutes
Monday, April 8th 2024 - 5:30 p.m.

Members Present: Eric Dodds, Mike Thorstad, Kathi Schwan, Dave Gust

Members Absent: Aleyna Leibfried, Joe Kolb

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

Minutes Submitted by: Breanna Siegler, Office Manager

Meeting was called to order by Vice-Chair Dodds at 5:32pm. Commissioner Gust motioned to approve the order of the agenda, Commissioner Schwan seconded. No opposition. Motion passed.

Commissioner Schwan moved and Commissioner Thorstad seconded a motion to approve the minutes from March 12, 2024. No opposition. Motion passed.

Vice-Chair Dodds opened a public hearing for A24-7 Zoning Ordinance Amendments to Title IV relating to nonconformities. Vice-Chair Dodds opened the floor for public comment. No public comment was brought forth. Vice-Chair Dodds closed the public hearing. Discussion held. Commissioner Gust motioned to approve. Commissioner Schwan seconded. No opposition. Motion passed.

Vice-Chair Dodds opened a public hearing for A24-8 Zoning Ordinance Amendments relating to temporary signs. Vice-Chair Dodds asked for public comment. No public comment was brought forth. Vice-Chair Dodds closed the public hearing. Discussion held. Commissioner Schwan motioned and Commissioner Gust seconded to approve. No opposition. Motion passed.

Vice-Chair Dodds invited City Staff to speak on A23-29 Nelson Acres 5th Addition, a request for access modification to a controlled access street at 225 40th Ave W (Lot 1, Block 1 of Nelson Acres 5th Addition). This is not a public hearing. City staff presented a brief history of the application's approval path which included creation of a committee created by City Commission directed to seek solutions. Staff elaborated on two solutions vetted by the city engineer with input of traffic consultants. Two proposed solutions were presented.

1. Proposed access solution includes creation of a legal U-turn for westbound traffic to head east into the SheyWest property.
2. Elongate turn lane to keep traffic off of 40th Ave entirely.

Staff recommended approval to present the two options to the City Commission for viability.

Discussion ensued regarding the solution: Commissioner Thorstad asked if a "J-turn" configuration on 52nd Ave in Fargo would be another alternative. City Engineer Dan Hanson stated that this site does not have the median width to allow a J-turn configuration. He detailed the design considerations which included depth of boulevard in the overall Right of Way width and the length of the lanes of that design. It was noted that there was not adequate space to accommodate the J-Turn design. It was noted that the two proposed solutions will only work

for passenger vehicles, truck traffic would not be relieved with this solution. Ms. McGillivray-Rivas noted that the approval for recommending the alternative would not be an approval for the work to be completed. Mr. Hanson explained further; He noted a traffic engineer would have to do an analysis if the PZ Commission recommends for the traffic modifications would be done per the results of a traffic study. Petition for improvements would be submitted and a feasibility study would be completed. Recommendations would be offered by the business completing the study.

Commissioner Gust voiced concern about proposal that directs the U-turn to take place at the intersection on 4th. Would recycle center traffic wanting to turn right be confused by a car in the left turn lane committing to making a U-turn and not turning left into the recycle center. Commissioner Schwan motioned to approve bringing this forth to City Commission with the two recommendations listed. Vice-Chair Dodds gave the applicant the opportunity to speak on this matter. Jodi Kallias stated that she has reservations regarding the U-turn option onto 4th. The applicant stated that she would be willing to be assessed the estimated \$2 million to install a roundabout. She expressed willingness to work with the city to reach a solution. Vice-Chair Dodds asked if the applicant felt confident supporting either of the two proposals mentioned in this application. The applicant noted she would prefer the second model because it affects less utilities and prevents them turning at the intersection with the recycling center. Commissioner Schwan motioned to modify her amendment to include analysis of the installation of a roundabout. Commissioner Gust seconded. No opposition. Motion passed.

Vice-Chair Dodds opened the floor for non-agenda items. None were brought forth. Commissioner Gust moved and Commissioner Schwan seconded adjournment from the regular agenda. No opposition. Motion passed and the regular agenda was adjourned at 6:34 pm.

Vice-Chair Dodds asked if the discussion agenda item could be postponed until Chair Kolb can be present at the meeting. Director Nelson said deferment of this discussion would be possible. Upon confirmation, Vice-Chair Dodds deferred this discussion item until next month.

Vice-Chair Dodds adjourned from discussion agenda at 6:37pm