



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
Tuesday, May 14th 2024 - 5:30 p.m.

Members Present: Joe Kolb, Aleyna Leibfried, Eric Dodds, Mike Thorstad, Dave Gust

Members Absent: Kathi Schwan

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

Minutes Submitted by: Breanna Siegler, Office Manager

Meeting was called to order by Chair Kolb at 5:30pm. Chair Kolb asked for approval of the order of the agenda. Commissioner Gust motioned that regular agenda items be amended slightly so that the public hearing for A24-13 R&R 1st Addition would be moved from item six to item three on the agenda. Commissioner Dodds seconded the new order of the regular agenda. No opposition. Motion passed.

Commissioner Dodds moved and Commissioner Leibfried seconded the motion to approve the minutes from April 8, 2024. No opposition. Motion passed.

Chair Kolb opened a public hearing for A24-9 Charleswood River Estates 12th Addition, a request for replat at 405 & 421 20th Ave E (Lot 1-2, Block 1 of Charleswood River Estates 11th Addition). Chair Kolb opened the floor for public comment. No public comment was brought forth. Chair Kolb closed the public hearing. Discussion held. Commissioner Gust motioned to approve with condition noted by staff. Commissioner Leibfried seconded. No opposition. Motion passed.

Chair Kolb opened a public hearing for A24-10 The Wilds 24th Addition, a request for replat at 5817 James Drive and 950-974 61st Ave E (Lots 1-8, Block 1 of The Wilds 23rd Addition). Chair Kolb opened the floor for public comment. No public comment was brought forth. Chair Kolb closed the public hearing. Discussion held. Commissioner Dodds motioned to approve with the conditions listed by City staff. Commissioner Thorstad seconded to approve. No opposition. Motion passed.

Chair Kolb opened a public hearing for A24-13 R&R 1st Addition, a request for subdivision located in the NW ¼ of Section 4, T139N, R49W. Chair Kolb opened the floor for public comment. No public comment was brought forth. Chair Kolb closed the public hearing. Commissioner Gust motioned to approve with the recommendation from staff. Commissioner Leibfried seconded to approve. No opposition. Motion passed.

Chair Kolb opened a public hearing for A24-11 North Pond at the Preserve 14th Addition (previously advertised as North Pond at the Preserve 18th Addition), a request for a Conditional Use Permit for proposed auto sales at 450 23rd Ave. E (Lot 1, Block 1 of North Pond at the Preserve 14th Addition). Chair Kolb opened the floor for public comment.

Applicant representative Sidney Rustbank shared a Powerpoint presentation outlining further details regarding the proposed car dealership. This included building façade, average test drives per day (10), employee parking, and confirming that there would be no intercom system used at the site. Questions from Commissioners were discussed and conditions listed in the staff report as requirements for approval were stated.

Once the applicant representative was finished presenting, the floor remained open for further public comment. Six West Fargo residents came forth to express a desire for this application to be denied. Safety, increased traffic volume, property values, lighting impact, wetland mitigation, and stormwater runoff were mentioned.

Chair Kolb closed the public hearing at 6:30pm. Discussion held. Commissioner Dodds motioned to approve with the four conditions and recommendations listed by City staff. Commissioner Leibfried seconded the motion. No opposition. Motion passed.

Chair Kolb opened a public hearing for Public Hearing- A24-11 North Pond at the Preserve 18th Addition, a request for replat at 450 23rd Ave. E (Lot 1, Block 1 of North Pond at the Preserve 14th Addition). Applicant had requested that this item be continued to the June 11, 2024 meeting. Commissioner Gust motioned and Commissioner Dodds seconded to continue this agenda item until the meeting on June 11th. No opposition. Motion passed.

Director Nelson requested a 5-minute recess to make an adjustment to the technology. Chair Kolb granted the recess. Chair Kolb reconvened the meeting at 6:46pm.

Chair Kolb opened a public hearing for A24-12 Brooks Harbor 5th Addition, a request for a Planned Unit Development at 2250 5th St. W to build townhouse style apartments (Lot 3, Block 3 of Brooks Harbor 5th Addition). Chair Kolb asked for public comment. Matthew Hoff spoke as a representative for Brookstone Properties and addressed some of the concerns that had been brought up prior to the meeting. Six people came forth and expressed a desire for the Commissioners to deny this application. Landscape buffering, parking, traffic, property upkeep, and school-related concerns were mentioned.

Chair Kolb closed the public hearing. Discussion held. Commissioner Thorstad motioned and Commissioner Leibfried seconded to deny this application as presented. Commissioner Gust opposed, remaining commissioners voted aye.

Chair Kolb opened the floor for non-agenda items. None were brought forth. Commissioner Gust moved and Commissioner Dodds seconded adjournment from the regular agenda. No opposition. Motion passed and the regular agenda was adjourned at 7:45pm.

Chair Kolb opened the discussion agenda. Planning Director Nelson brought forth the proposed revisions to Title IV Ordinances regarding the Planned Unit Development (PUD) zoning district.

Chair Kolb adjourned from the discussion agenda at 7:57 pm