



*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 Meeting Minutes
Tuesday, July 9th 2024 - 5:30 p.m.

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

Members Absent: Aleya Leibfried, Joe Kolb

Others Present: Aaron Nelson, Leslie McGillivray-Rivas, Lisa Sankey, John Shockley, Breanna Siegler

Minutes Submitted by: Breanna Siegler, Office Manager

Meeting was called to order by Vice-Chair Dodds at 5:30pm. Vice-Chair Dodds asked for approval of the order of the agenda. Commissioner Schwan motioned to approve the regular agenda. Commissioner Thorstad seconded the motion. No opposition. Motion passed.

Commissioner Gust moved and Commissioner Schwan seconded the motion to approve the minutes from June 11, 2024. No opposition. Motion passed.

Vice-Chair Dodds acknowledged that A24-15 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 E (Lot 1, Block 1 of North Pond at the Preserve 14th Addition) has been withdrawn. No further action was necessary.

Vice-Chair Dodds opened a public hearing for A24-20 South Pond at the Preserve 4th Addition, a request for variance to exceed height of an accessory structure at 2920 6th St E (Lot 17, Block 1 of South Pond at the Preserve 4th Addition). Vice-Chair Dodds asked for public comment. Applicant Brian Albrecht asked for a clarification regarding heights. Vice-Chair Dodds closed the public hearing. Discussion was held. Commissioner Gust motioned to table this application item until the August 13, 2024 meeting with the permission of the applicant. The applicant gave permission and then Commissioner Thorstad seconded the motion to table this item until the August 13th meeting. No opposition. Motion passed. City staff will continue to work with the applicants to design a structure that will meet the criteria outlined in the ordinance prior to the August 9th meeting.

Vice-Chair Dodds opened a public hearing for A24-21 Charleswood River Estates 13th Addition, a request for replat at 381, 389, and 397 20th Ave E (Lots 4-6 Charleswood River Estates 10th Addition). Vice-Chair Dodds opened the public hearing for comments. No public comment was brought forth. Vice-Chair Dodds closed the public hearing. Discussion held. Commissioner Thorstad motioned to approve with the two conditions listed by city staff. Commissioner Schwan seconded the motion. No opposition. Motion passed.

Vice-Chair Dodds opened a public hearing for A24-22 Simpsons 7th Addition, a request for a retracement plat and a variance to reduce the building control line of the CO-SR: Sheyenne River Corridor Overlay district to

construct an addition onto an existing home at 1444 Sheyenne St. & 1442 River St (Lots 1 & 2, Block 1 Simpsons 2nd Subdivision). Vice-Chair Dodds asked for public comment. No public comment was brought forth. Vice-Chair Dodds closed the public hearing. Commissioner Gust motioned to approve with the four recommendations from City Staff. Commissioner Schwan seconded the motion. No opposition. Motion passed.

Vice-Chair Dodds opened the floor for non-agenda items. None were brought forth. Vice-Chair Dodds adjourned from the regular agenda at 5:59pm.

Vice-Chair Dodds opened the discussion agenda. Planning Director Nelson brought forth the proposed revisions to Title IV Ordinances regarding landscaping. Discussion was held.

Vice-Chair Dodds adjourned from discussion agenda at 6:27pm.