



*Aaron Nelson, AICP Director of Planning and Zoning
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Breanna Siegler, Office Manager*

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West Fargo Planning & Zoning Commission Meeting Minutes
Tuesday, August 13th 2024 - 5:30 p.m.

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

Members Absent: None

Others Present: Aaron Nelson, Leslie McGillivray-Rivas, Lisa Sankey, Kat McNamara, 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 to approve the regular agenda. Commissioner Dodds seconded the motion. No opposition. Motion passed.

Commissioner Dodds moved and Commissioner Schwan seconded the motion to approve the minutes from July 9, 2024. No opposition. Motion passed.

Chair Kolb acknowledged that 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height of an accessory structure at 2920 6th St E (Lot 17, Block 1 of South Pond at the Preserve 4th Addition) had been withdrawn. No further action was necessary for this item.

Chair Kolb opened a public hearing for A24-23 North Pond at the Preserve 18th Addition, a request for subdivision at 2400 Bluestem Dr. (Lot 1, Block 3 North Pond at the Preserve 9th Addition). Chair Kolb asked 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 Gust seconded the motion. No opposition. Motion passed.

Chair Kolb opened a public hearing for A24-24 Nelson Acres 5th Addition, a request for a Planned Unit Development (PUD) Amendment regarding an existing landscaping business and a proposed event/entertainment venue at 225 40th Ave W (Lot 1, Block 1 of Nelson Acres 5th Addition). Chair Kolb asked for public comment. One person came forward to request denial of this application, citing traffic and safety concerns. Six other people; one of them being the applicant, came forward with comments in favor of approving the application. Concerns regarding access to the property were mentioned multiple times, by all commenters.

Chair Kolb closed the public hearing. Discussion held. Chair Kolb stated that the access issues cannot be addressed until the property violations are mediated and that creates a conundrum. Commissioner Leibfried stated that all public comments referenced the access issues and that she did not hear objections to the PUD amendments but all objections about the access issues. Director Nelson spoke on the access application that was submitted previously (presented to PZ Commission at April 8th, 2024 meeting). Commissioner Dodds asked if Phase 2 could be separated from Phase 1 of this requested amendment so that Phase 1 could take place and then

the access issues could be addressed prior to Phase 2 being approved. Commissioner Gust voiced concerns of cost for SheyWest when the access has not been ironed out. Chair Kolb motioned to approve the amendment of the PUD after striking out the language regarding the date restrictions in Exhibit A 2.a under the permitted uses *“the use is permitted during the months of July through April. No private banquet/party/events shall be allowed during the months of May and/or June, unless the event is held during hours the Nursery and Garden Center is not open to the public and no other events are being held.”* and modify the drawing to exclude the wording of the median being removed. Commissioner Leibfried seconded the motion. Commissioner Dodds voted nay, remaining Commissioners voted aye. Motion passed 5-1. Commissioner Thorstad requested an opportunity to comment on some of the application documents.

Chair Kolb opened the floor for non-agenda items. None were brought forth. Commissioner Dodds moved and Commissioner Leibfried seconded. Chair Kolb adjourned from the regular agenda at 7:31pm.

Chair Kolb opened the discussion agenda. Director Nelson provided a very brief overview of the discussion agenda items.

Chair Kolb adjourned from discussion agenda at 7:37 pm.