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West Fargo Planning & Zoning Commission Meeting Minutes
Tuesday, June 10th, 2025 - 5:30 p.m.

Members Present: Mike Thorstad, Dave Gust, Matt Kopp, Kathi Schwan, Chris Wehri, Alyssa Ommen, Eric Dodds-virtual

Members Absent: None

Others Present: Aaron Nelson, Lisa Sankey, Katie Schmidt, Breanna Siegler

Minutes Submitted by: Breanna Siegler, Office Coordinator

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

Commissioner Schwan moved and Commissioner Wehri seconded a motion to approve the meeting minutes from May 13, 2025. No opposition. Motion passed.

Vice-Chair Thorstad agreed to chair the remainder of the meeting due to Chair Dodds attending virtually.

Vice-Chair Thorstad opened a public hearing for A25-8 Greenworks 1st Addition, a request for subdivision and planned unit development at the SE corner of 40th Ave W and 15th St W for a retail nursey and landscaping services (a portion of Section 31, T139N, R49N). This item was continued at the May 13, 2025, meeting. Vice-Chair Thorstad opened the floor for public comment. No public comment was brought forth. Vice-Chair Thorstad closed the public hearing and continued the item until the August 12, 2025, meeting. Commissioner Gust moved to approve the continuation and Commissioner Kopp seconded. No opposition. Continuation approved.

Vice-Chair Thorstad opened a public hearing for A25-10 Gateway West Addition, a request for a conditional use permit at 1950 Sheyenne Street to allow for an illuminated sign facing a residential district (Lot 8, Block 1 Gateway West Addition). Vice-Chair Thorstad asked for public comments. No public comment was brought forth. Vice-Chair Thorstad closed the public hearing. Commissioner Ommen motioned to approve the request with the conditions listed by staff. Commissioner Schwan seconded. Motion passed. No opposition.

Vice-Chair Thorstad opened a public hearing for A25-12 FMD- Mapleton Subdivision, a request for subdivision in Sections 3,9-11,13-15, 24-25 and 36, T139N, R50W (FMD-Mapleton Subdivision). Vice-Chair Thorstad asked for any public comment. Jason Benson, Executive Director for the FMD project



spoke and thanked the commission for their consideration. Vice-Chair Thorstad closed the public hearing. Commissioner Gust motioned to approve the request. Commissioner Kopp seconded. Motion passed. No opposition.

Vice-Chair Thorstad opened a Public Hearing A25-13 FMD- Warren First Subdivision, a request for subdivision in Section 1, T138N, R50W (FMD-Warren First Subdivision). Vice-Chair Thorstad asked for any public comment. No public comment was brought forth. Vice-Chair Thorstad closed the public hearing. Commissioner Gust motioned to approve the request. Commissioner Ommen seconded. Motion passed. No opposition.

Vice-Chair Thorstad opened a Public Hearing for A25-14 DMF 2nd Addition, a request for replat at 2245 & 2255 Rustad Lane E (Lot 3 and 4, Block 1 DMF Addition). Vice-Chair Thorstad opened the floor for public comment. No public comment was brought forth. Vice-Chair Thorstad closed the public hearing. Discussion held. Commissioner Kopp motioned to approve the request. Commissioner Schwan seconded. No opposition. Motion passed.

Vice-Chair Thorstad introduced A25-15 Section 26, T140N, R50W- a request for a conditional use permit at 2502 26th St. NW to operate a composting facility in an A: Agricultural Zoning District within the extraterritorial area (Section 26, R140N, R50W). Vice-Chair Thorstad opened the floor for public comment. Public comment was brought forth. Owners Hayden Thompson and Bridger Scaper spoke regarding the conditions listed by staff. The fourth condition allocates one enclosed composter, but they have received a grant that would allow a second composter that would fit under the current space allocated in the application. Discussion held with applicants. Morgan Forness spoke on behalf of the Larsen family property in opposition to this application. Vice-Chair Thorstad closed the public hearing. Discussion held. Commissioner Ommen moved to approve the request with the nine conditions listed by staff minus the fourth condition so that two composters would be allowed instead of one. Commissioner Wehri seconded. Commissioner Gust requested a condition about mitigating any smells if complaints are received. Commissioner Ommen modified motion to also include a number eleven as a method to mitigate nuisance abatement. Condition seven addresses nuisance mitigation to an extent. Motion carries with a 6-1 vote with Commissioner Gust voting nay.

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

Vice-Chair Thorstad asked for a motion to adjourn from the regular agenda. Commissioner Schwan moved to adjourn. Commissioner Ommen seconded. No opposition. Motion passed. Vice-Chair Thorstad adjourned from the regular agenda at 6:23pm.

Vice-Chair Thorstad opened the discussion agenda. Director Nelson discussed the inclusion of a public comment section during Planning & Zoning Commission meetings after August 1, 2025, pursuant to Senate Bill 2180. An outline of the policy will be brought forth during the July 8, 2025, meeting.

Vice-Chair Thorstad adjourned from the discussion agenda.