



*Lisa Sankey, Planner
Malachi Petersen, Planner
Chanda Erickson, Office Manager*

West Fargo Planning & Zoning Commission
Tuesday, October 12, 2021 at 5:30pm
West Fargo City Hall

Members Present: Joe Kolb, April Walker, Lana Rakow, Mike Thorstad, Brady Woodard

Members Absent: Eric Dodds, David Gust, Shane Lebahn

Others Present: Tim Solberg, Lisa Sankey, John Shockley, Chanda Erickson, Malachi Petersen

Minutes Submitted by: Chanda Erickson, Office Manager

Meeting was called to order by Chair Kolb at 5:30pm.

Commissioner Rakow moved and Commissioner Thorstad seconded to approve the September 14, 2021 meeting minutes as printed and mailed. No opposition, Motion carried.

Commissioner Kolb opened a Public Hearing - A21-35 Conditional Use Permit for Wireless telecommunications tower within an A: Agricultural Zoning District in ET area at 4331 81 St S (parcel in the NE¼ of Section 36, T139N, R50W), Cass County, North Dakota – SBA Towers. After continued discussion, Commissioner Rakow moved and Commissioner Woodard seconded to approve the application with the conditions listed in the staff report. The first condition would include the placement of the tower as far west to the proposed Fargo/Moorhead diversion as possible. Also and additional condition if development were to happen in the area a natural screening would be required. No opposition. Motion carried.

Request to Continue - A21-36 Conditional Use Permit for indoor personal training/coaching (volleyball) facility in a M: Heavy Industrial Zoning District at 630 9th Street NW (Lot 1, Block 1 of West Fargo 5th Addition), City of West Fargo, North Dakota – J&S Development.

Commissioner Kolb opened a Public Hearing - A21-37 Zoning Ordinance Amendment to 4-451.6 Automobile Parking Space Required for Office Uses. The Public Hearing was closed. After discussion, Commissioner Walker moved and Commissioner Rakow seconded to approve the amendment. No opposition. Motion carried.

Commissioner Kolb opened a Public Hearing - A21-38 Zoning Ordinance 4-434 DMU: Downtown Mixed Use District Standards regarding setbacks for new construction. The Public Hearing was closed. After discussion, Commissioner Walker moved and Commissioner Woodard seconded to approve the application with the conditions listed in the staff report. No opposition. Motion carried.

Site Plan Review in CO: Corridor Overlay District for Office Building at 765 32nd Ave W (Lot 2, Block 1 of Eagle Run Plaza 12th Addition), City of West Fargo, North Dakota – Oak Ridge



Office Park LLC. After discussion, Commissioner Woodard moved and Commissioner Walker seconded to approve the application with the conditions listed in the staff report. No opposition. Motion carried.

Commissioner Kolb opened a Public Hearing - A21-20 Conditional Use Permit for off-premise sign in the EMU: Entertainment Mixed Use District at 2900 Sheyenne Street (Lot 1, Block 1 of Eagle Run Plaza 11th Addition), City of West Fargo, North Dakota – Bullis. The Public Hearing was closed. After discussion, Commissioner Walker moved and Commissioner Rakow seconded to deny the application. Commissioner Thorstad abstained from the vote. No opposition. Motion carried.

There were no non agenda items. Maegin Elshaug is no longer with the City of West Fargo. The Main Street Summit is currently taking place in West Fargo.

Commissioner Rakow moved and Commissioner Thorstad seconded to adjourn. No opposition. Meeting adjourned.

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