



West Fargo Planning & Zoning Commission Meeting Minutes  
Tuesday, February 10<sup>th</sup>, 2026 - 5:30 p.m.

Members Present: Kathi Schwan, Alyssa Ommen, Chris Wehri, Dave Gust, Morgan Forness, Matt Kopp, Joseph Haj

Members Absent: Mike Thorstad

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

Minutes Submitted by: Breanna Siegler, Office Coordinator

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

Vice-Chair Gust asked for a motion to approve the meeting minutes from January 13, 2026. Commissioner Ommen moved and Commissioner Kopp seconded a motion to approve the meeting minutes from January 13, 2026. No opposition. Motion passed.

Vice-Chair Gust welcomed Joseph Haj as our new Planning & Zoning Commissioner. Commissioner Haj gave a brief introduction.

Vice-Chair Gust opened a Public Hearing for A26-2 ARD Properties 1<sup>st</sup> Addition, a request for Subdivision and Conditional Use Permit (CUP) to allow for crushing and stockpiling of sand, gravel or fill dirt, and any other materials at 1001 12<sup>th</sup> Ave NE (NW ¼ of Section 4, T139N, R49W). Subdivision would create 4 lots on 2 blocks. Vice-Chair Gust opened the floor for public comment. Two public comments were brought forth expressing concerns about possible impact on the neighboring businesses, increase of traffic, and increased presence of dust in the area. The applicant and engineer for the project also spoke, addressing some of these concerns and providing additional details of the operation.

Vice-Chair Gust closed the public hearing. Discussion held. Commissioner Forness motioned to approve the application with conditions listed in the staff report. Commissioner Ommen seconded. Roll call vote 7-0 in favor. Motion passed.

Vice-Chair Gust opened the floor for non-agenda items. Vice-Chair Gust requested some clarification about a situation with tax-incentives that recently came through the City of Fargo. Our economic development director will have more information.

Vice-Chair Gust asked for a motion to adjourn from the regular agenda. Commissioner Kopp moved to adjourn. Commissioner Schwan seconded. No opposition. Motion passed. Vice-Chair Gust adjourned from the regular agenda at 6:01pm