



West Fargo Planning & Zoning Commission Meeting Minutes
Tuesday, May 12th, 2026 - 5:30 p.m.

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

Members Absent: Kathi Schwan

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 Chair Thorstad at 5:30pm. Chair Thorstad asked for approval of the order of the agenda. Commissioner Gust motioned to approve; Commissioner Ommen seconded. No opposition. Motion passed.

Chair Thorstad asked for a motion to approve the meeting minutes from April 15, 2026. Commissioner Kopp moved and Commissioner Wehri seconded a motion to approve the meeting minutes from April 15, 2026. No opposition. Motion passed.

Chair Thorstad opened a public hearing for A26-4 Grant 2nd Addition, a request for subdivision at 1131 Rachel Dr. (Lot 1, Block 1 Grant Addition and Lot 57, Block 1 The Wilds 11th Addition). Chair Thorstad opened the floor for public comment. No comments were made. Commissioner Gust motioned to approve the application as presented with stated condition. Commissioner Kopp seconded. Roll call vote 7-0 in favor. Motion passed.

Chair Thorstad opened a public hearing for A26-5 Sandhills 9th Addition, a request for subdivision and zoning change from Ag: Agricultural to LI: Light Industrial at 3001 Charyl/4th Ave NW and 376 30th St NW (Lot 1, Block 1 of Sandhills 8th Addition; part of Lot 1, Block 1 Sandhills Subdivision; and part of the SE¹/₄ of Sect.2, T139N, R50W). Chair Thorstad opened the floor for public comments. No comments were made. Chair Thorstad closed the public hearing. Commissioner Ommen motioned to approve the application with the conditions listed. Commissioner Forness seconded. Roll call vote 7-0 in favor. Motion passed.

Chair Thorstad opened a public hearing for A26-6 Zoning Ordinance Amendment to Title IV regarding inert landfills. Current landfill will be full by 2032. The current ordinance does not distinguish between an inert landfill and a municipal solid waste landfill. The amendment would create a definition of an inert landfill and make it a conditionally approved use within city limits. Chair Thorstad opened the floor for public comments. No comments were made. Discussion held. Commissioner Gust motioned to approve the application. Commissioner Kopp seconded. Roll call vote 7-0 in favor. Motion passed.



Chair Thorstad introduced a request from Beyond Shelter Inc. to amend the City's General Plan for Urban Renewal and Urban Development. This amendment would add a housing section and an accompanying map to the main document. Christopher Miller from Beyond Shelter spoke about their reason for asking city staff to pursue this amendment to the plan. Discussion held. Commissioner Gust motioned to direct city staff to create an amendment to the General Plan for Urban Renewal and Urban Development. Commissioner Haj seconded. Roll call vote 7-0 in favor. Motion passed.

Chair Thorstad opened the floor for non-agenda items. Director Nelson made an announcement regarding a Growth Area Plan public open house on May 19th from 5-6:30pm in the Commission Chambers.

Chair Thorstad asked for a motion to adjourn from the regular agenda. Commissioner Kopp moved to adjourn. Commissioner Forness seconded. No opposition. Motion passed. Chair Thorstad adjourned from the regular agenda at 5:55pm.