



*Aaron Nelson, Director of Planning and Zoning
Lisa Sankey, Planner
Malachi Petersen, Planner
Chanda Erickson, Office Manager*

West Fargo Planning & Zoning Commission
Tuesday, February 8, 2022 at 5:30pm
West Fargo City Hall

Members Present: Joe Kolb, David Gust, Shane Lebahn, Lana Rakow, Eric Dodds, Mike Thorstad, Brady Woodard

Members Absent: April Walker

Others Present: Aaron Nelson, Lisa Sankey, John Shockley, Chanda Erickson, Malachi Petersen, Barb Erbstoesser

Minutes Submitted by: Chanda Erickson, Office Manager

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

Commissioner Gust moved and Commissioner Thorstad seconded to approve the January 11, 2022 meeting minutes as printed and mailed. No opposition, Motion carried.

Commissioner Kolb opened a Public Hearing – A22-2 Conditional Use Permit for Off-Premise Signs in a P: Public Facilities District at 535 13th Avenue West (unplatted parcel in the NE¼ of Section 18, T139N, R49W [South Elmwood Park]), and Lot 1, Block 1 of Elmwood Court 4th Addition, City of West Fargo, North Dakota – West Fargo. There was no public comment. The Public Hearing was closed. After continued discussion, Commissioner Gust moved and Commissioner Lebahn seconded to approve the application with the two conditions listed in the staff report. No opposition. Motion carried.

Commissioner Kolb opened a Public Hearing – A22-3 Conditional Use Permit for Home Occupation (firearms sales) with customers coming to site at 1677 10th Street West (Lot 61, Block 7 of Elmwood Court Addition), City of West Fargo, North Dakota. There was no public comment. The Public Hearing was closed. After discussion, Commissioner Gust moved and Commissioner Lebahn seconded to approve the application with the four conditions listed in the staff report. Commissioner Rakow opposed. Motion carried.

Michael Knudsen, applicant, was available for questions.

Commissioner Kolb opened a Public Hearing – A22-4 Eagle Run Plaza 13th Addition, a retracement plat and Conditional Use Permit to allow for Multiple Dwellings in a C: Light Commercial Zoning District at 3255 6th St W & 661 32nd Ave W (Lots 6 & 7, Block 1 of Eagle Run Plaza 9th Addition), City of West Fargo, North Dakota – Graham/Youness. The Public Hearing was closed. After discussion, Commissioner Dodds moved and Commissioner Rakow seconded to approve the application with the nine conditions listed in the staff report. No opposition. Motion carried.



Jon Youness, applicant, was available for questions.

Commissioner Kolb opened a Public Hearing – A22-5 Zoning Ordinance Amendment to Section 4-449 allowing for Telecommunications Towers within the P: Public Facilities District. The Public Hearing was closed. After discussion, Commissioner Thorstad moved and Commissioner Rakow seconded to approve the application. No opposition. Motion carried.

Commissioner Kolb opened a Public Hearing – A22-6 Conditional Use Permit for a telecommunications tower in a P: Public Facilities District at 800 40th Ave E (Lot 1, Block 1 of Furnberg 2nd Addition) City of West Fargo, North Dakota – Powder River LLC. After discussion, Commissioner Dodds moved and Commissioner Rakow seconded to approve the application with the two conditions listed in the staff report. No opposition. Motion carried.

Curtis Walter, applicant, was available for questions.

Commissioner Kolb opened a Public Hearing – A22-7 Grant Addition, a subdivision and rezoning from A: Agricultural to R-2: Limited Multiple Dwellings of property located in the NW ¼ of Section 6, T138N, R49W (7802 52nd Avenue West), City of West Fargo, North Dakota - Grant. There was no public comment. The Public Hearing was closed. After continued discussion, Commissioner Gust moved and Commissioner Thorstad seconded to approve the application with the conditions listed in the staff report. No opposition. Motion carried. Commissioner Rakow motioned to amend the motion, to remove the recommendation that the Park Board would accept fee-in-lieu of park land dedication. The amendment to the motion failed to receive a second.

Joel Fremstad, attorney for the applicant, was available to answer questions.

Alec Worwa, of 1198 Albert Ct W, spoke in opposition of the application. He was concerned about removal of the trees and his property values decreasing.

Non-hearing – Recommendation for Planning Commission chair to serve as City of West Fargo's alternate member on MetroCOG Policy Board. Commissioner Rakow moved and Commissioner Dodds seconded to have Chair Joe Kolb serve as the alternate member on MetroCOG policy board, pending Aaron Nelson clarifying if an appointed member is acceptable.

Non-hearing – Options for future Commission discussion & informational meetings. Commission was agreeable to brown bag meetings.

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

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