



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

West Fargo Planning & Zoning Commission
Tuesday, May 10, 2022 at 5:30pm
West Fargo City Hall

Members Present: Joe Kolb, Lana Rakow, Eric Dodds, Mike Thorstad

Members Absent: April Walker, David Gust

Others Present: Aaron Nelson, 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 April 11, 2022 meeting minutes as printed and mailed. No opposition, Motion carried.

Commissioner Kolb opened a Public Hearing – A22-10 Conditional Use Permit to allow for illuminated signs facing residential districts as per section 4-460.7.14 of the General Sign Provisions located at 3901, 3921, 3941, 3961, 3981, 3985, 3989, 3993, 3997 4th Street East (Lots 1, 9-10, 17-22, Block 1 of Westview 4th Addition), City of West Fargo, North Dakota – 40th Ave Association.

There was the following public comment:

- Joseph and Cynthia Sepulveda of 6287 Osgood Parkway S., opposed illuminated signs. Their backyard faces the 40th Avenue Condos. They also mentioned they would prefer consistent uniform signs.
- Sara West representing the 40th Avenue Condo Association, would like to compromise with the illuminated signage to have timed lighting.
- Nathan Anderson from Prairiewood Wealth Management, 3981 4th Street East, currently is an owner of one of the condos. He is in favor of the illuminated signs, so his clients will be able to locate his office in the winter when it's dark out.
- Travis Solberg and Mary Ellen Rolfson from Landon's Light Foundation, spoke in favor of the illuminated signs. Their foundation operates out of one of the condos. They want the illuminated signs to provide awareness for their foundation.

The Public Hearing was closed. After continued discussion, Commissioner Rakow moved and Commissioner Dodds seconded to deny the application. Chair Kolb opposed. Mike Thorstad recused from the vote. Motion carried.



Commissioner Kolb opened a Public Hearing – A22-11 Poplar River 1st Addition, a replat and Planned Unit Development Amendment for proposed office building at 105 13th Avenue East (Lot 1, Block 2 of Oakhaven Addition), City of West Fargo, North Dakota. There was no public comment. The Public Hearing was closed. After discussion, Commissioner Dodds moved and Commissioner Thorstad seconded to approve the application with the conditions listed in the staff report. No opposition. Motion carried.

Commissioner Kolb opened a Public Hearing – A22-12 Wood Addition, a replat of Lot 3, Block 1 of Hersch Addition, and a minor subdivision of property located in the NW ¼ of Section 29, T139N, R49W, (116 and 122 Golden Spike Rd), City of West Fargo, North Dakota –Wood.

- Harry Wood, applicant, was available for questions.

The Public Hearing was closed. After discussion, Commissioner Dodds moved and Commissioner Thorstad seconded to approve the application with the conditions listed in the staff report. No opposition. Motion carried.

Commissioner Kolb opened a Public Hearing – A21-14 Stockyards 1st Addition, a subdivision located in the NE¼ of Section 6, T139N, R49W, City of West Fargo, North Dakota – GS5 LLC.

- Wally Tintes, spoke in favor of the industrial development.
- Mike Graham, representing GS5, LLC, explained the reasoning for private utilities and roads. He was in favor of a detailed developer's agreement.

The Public Hearing was closed. After discussion, Commissioner Dodds moved and Commissioner Thorstad seconded to approve the application with the conditions that the applicant incorporates a street connection or public access easement per a developer's agreement to provide connectivity between 7th Avenue NW and 12th Avenue NW. . No opposition. Motion carried.

Non agenda items:

The Western Planner Conference will be held in Bismarck September 13-16, 2022. A planning commissioner training session will be held from 1:00-5:00pm on Tuesday September 13. Please contact staff if you are interested in attending the conference and/or training session. Additional information can be found online at: <https://www.westernplanner.org/2022-conference>.

Commissioner Rakow would like the Planning and Zoning department to continue discussion regarding Juice Box selling retail and not being a permitted use in a Commercial Office Park, as well as the temporary flag signs.

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

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