



Tim Solberg, AICP, Director of Planning and Zoning
Lisa Sankey, Planner
Malachi Petersen, Planner
Chanda Erickson, Office Manager

West Fargo Planning & Zoning Commission
Tuesday, February 9, 2021 at 5:30pm
West Fargo City Hall

Members Present: Joseph Kolb, Eric Dodds, David Gust, Shane Lebahn, April Walker, Lana Rakow, Mike Thorstad

Members Absent:

Others Present: Dustin Scott, Tim Solberg, Lisa Sankey, John Shockley, Chanda Erickson, Malachi Petersen, Bernie Dardis

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 12, 2021 amended minutes. Commissioner Rakow stated that she would like the minutes to reflect that she made the comment during the presentation by Metro COG that she would like to see more public transportation included in the plans and that she would like plans such as these brought to the attention of the Planning Commission earlier on in the process. No opposition, Motion carried.

Commissioner Kolb opened a Public Hearing - A21-2 Conditional Use Permit for an off-premise sign in the EMU: Entertainment Mixed Use District at 2920 Sheyenne Street (Lot 1 less r/w, Block 1 of Eagle Run Plaza 6th Addition), City of West Fargo, North Dakota – EagleRidge Development. There was no public comment. The Public Hearing was closed. After continued discussion, Commissioner Rakow moved and Commissioner Gust seconded to deny the application. No opposition. Motion carried.

- Commissioner Thorstad recused himself from deliberations regarding this application.
- Ian Bullis from EagleRidge Development was available for questions.

Commissioner Kolb opened a Public Hearing - A21-3 BPF 1st Subdivision and Conditional Use Permit for increased signage in an Agricultural zoning district pursuant to Section 4-4609.1 of City Ordinances on a parcel located in the NE ¼ of Section 10, T139N, R50W, Cass County, North Dakota – Black Powder Fireworks. There was no public comment. The Public Hearing was closed. After discussion, Commissioner Walker moved and Commissioner Gust seconded to approve the application with the conditions listed in the staff report. No opposition. Motion carried.



- Jantze Haley and Juliette Wanzek Everest, owners of the property to the east, expressed some frustration with Black powder fireworks potentially leasing their land in past discussions.
- Matthew Folstad of 16674 37th St SE, voiced concerns over the amount of trash in his trees by Black Powder Fireworks. He also questioned the location of the sign on the lot and if there is a secondary food truck business that will be at that location.
- Commissioner Walker stated she would like to see a preliminary flood plan.
- Commissioner Gust left the meeting.

Commissioner Kolb reopened a tabled item - A21-1 Nelson Acres 7th Addition, Replat & Rezoning from R-R: Rural Estate District to R-2: Limited Multiple Dwellings of all of Lot 2, Block 1 of Nelson's 1st Addition (4522 Sheyenne Street), City of West Fargo, North Dakota – Fines. The Applicant needed more time. After discussion, Commissioner Walker moved and Commissioner Rakow seconded to table until next meeting. No opposition. Motion carried.

Detailed Development Plans A20-43 for Proposed Westview 5th Addition – Burning Hearts/Bucholz. After discussion, Commissioner Walker moved and Commissioner Dodds seconded to approve the application with the conditions discussed. Commissioner Rakow opposed. Motion carried.

- Rhett Fikness and Mark Buchholz were available for questions.
- Commissioner Rakow suggested a landscaping plan requirement with the detailed development plans.
- There are no current plans for the church expansion.

Site Plan Review in CO: Corridor Overlay District at 1055 32nd Ave W – WF Park District. After discussion, Commissioner Dodds moved and Commissioner Thorstad seconded to approve the application. Commissioner Rakow abstained from the vote. No opposition. Motion carried.

There was a non-agenda item, discussion regarding returning to in-person meetings. After discussion, Commissioner Rakow moved and Commissioner Walker seconded to continue with a Zoom Planning and Zoning Commission meeting in March and re-visit at that time.

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

Planning and Zoning Commission meetings are broadcast live on YouTube City of West Fargo Channel; and are also included in our video archive at <https://www.westfargond.gov/AgendaCenter/Planning-Zoning-Commission-4>.

People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Office at 701.433.5320. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

Minutes are available on the City of West Fargo Web site at www.westfargond.gov/Planning-Zoning-Commission-4.