



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

West Fargo Planning & Zoning Commission
Tuesday, September 14, 2021 at 5:30pm
West Fargo City Hall

Members Present: Joe Kolb, David Gust, April Walker, Lana Rakow, Mike Thorstad, Brady Woodard

Members Absent: Eric Dodds, Shane Lebahn

Others Present: Lisa Sankey, Kathryn DelZoppo, Chanda Erickson, Malachi Petersen, Tim Solberg, Maegin Elshaug, Jerry Wallace

Minutes Submitted by: Chanda Erickson, Office Manager

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

Commissioner Gust moved and Commissioner Walker seconded to approve the August 10, 2021 meeting minutes as printed and mailed. No opposition, Motion carried.

Commissioner Kolb opened a Public Hearing - A21-31 North Pond at the Preserve 15th Addition, Replat & Rezoning from C-OP: Commercial Office Park to C: Light Commercial of Lot 1, Block 1 of North Pond at the Preserve 2nd Addition, City of West Fargo, North Dakota – Oporo LLC. 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 four conditions listed in the staff report and the additional three Review Committee recommendations: 1) A 10' watermain easement be included on the west edge of the plat 2) River setback delineation is included on the plat 3) Access spacing is provided through a negative access easement on the plat for the eastern 200 feet for full access on 23rd Avenue East, or provide a traffic study to be reviewed by the City Engineer. No opposition. Motion carried.

Commissioner Kolb opened a Public Hearing - A21-32 Planned Unit Development (PUD) Amendment for Office Buildings at 2060 Sheyenne Street (Lot 4, Block 1 of Gateway West Addition), City of West Fargo, North Dakota – Gateway West, LLC. There was no public comment. The Public Hearing was closed. After discussion, Commissioner Walker moved and Commissioner Thorstad seconded to approve the application with the four conditions listed in the staff report. No opposition. Motion carried.

Trevor Deyo and Mike Graham, applicants, were available for questions.

Commissioner Kolb opened a Public Hearing - A21-33 Gateway 4th Addition, a Replat of Lot 1, Block 1 of Gateway 3rd (2050 Main Ave W), City of West Fargo, North Dakota – Sjostrom. The Public Hearing was closed. After discussion, Commissioner Rakow moved and



Commissioner Woodard seconded to approve the application with the four conditions listed in the staff report. No opposition. Motion carried.

Commissioner Kolb opened a Public Hearing - A21-34 Shadow Creek 6th Addition, Replat of Lots 21 & 22, Block 4 of Shadow Creek 5th, City of West Fargo, North Dakota – Heritage Homes. The Public Hearing was closed. After discussion, Commissioner Walker moved and Commissioner Gust seconded to approve the application with the six conditions listed in the staff report and an addition recommendation of adjusting the property line so they meet the three foot setback. The City Attorney is looking into if a recording a legally binding agreement would be sufficient. No opposition. Motion carried.

Site Plan Review CO and CO-I District – Car Wash at 2120 Sheyenne Street – Magnum Properties. After discussion, Commissioner Gust moved and Commissioner Woodard seconded to approve the application . No opposition. Motion carried.

Request to be Continued - A21-20 Conditional Use Permit for off-premise sign in the EMU: Entertainment Mixed Use District at 2900 Sheyenne Street (Lot 1, Block 1 of Eagle Run Plaza 11th Addition), City of West Fargo, North Dakota. After discussion, Commissioner Rakow moved and Commissioner Gust seconded to continue the application until next month. No opposition. Motion carried.

There were no non agenda items.

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

Planning and Zoning Commission meetings are published 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 701.515.5370. 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.