



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

West Fargo Planning & Zoning Commission
Tuesday, June 8, 2021 at 5:30pm
West Fargo City Hall

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

Members Absent: Eric Dodds

Others Present: Tim Solberg, Lisa Sankey, John Shockley, Chanda Erickson, Malachi Petersen, 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 Thorstad seconded to approve the May 11, 2021 meeting minutes as printed and mailed. No opposition, Motion carried.

Commissioner Kolb opened a Public Hearing - A21-19 Brooks Subdivision, Subdivision and Conditional Use Permit for a non-farm single family residential dwelling on a parcel in the NW ¼ of Section 24, T140N, R50W, Cass County, North Dakota – Henke/Barnes. 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 seven conditions listed in the staff report with the additional recommendation to change the 35ft right-of-way to 75ft right-of-way. Conditional Use Permit would include a clause about the City not having any liability. No opposition. Motion carried.

- Carla Barnes, applicant, spoke regarding her knowledge about flooding and her ability to handle a potential flood.

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 - Bullis. The Application decided to table this application. Commissioner Gust moved and Commissioner Rakow seconded to table the application. No opposition. Motion carried.

Commissioner Kolb opened a Public Hearing - A21-21 Eagle Run Plaza 12th, replat of Lot 8, Block 1 of Eagle Run Plaza 9th Addition, City of West Fargo, North Dakota - Graham. The Public Hearing was closed. After discussion, Commissioner Gust moved and Commissioner Thorstad seconded to approve the application with the six conditions listed in the staff report. No opposition. Motion carried.



Commissioner Kolb opened a Public Hearing - A21-22 Conditional Use Permit for Ready Mix Concrete plant at 1351 8th Avenue NW (Lot 11, Block 2 of West Fargo 3rd Addition), City of West Fargo, North Dakota – Kost. There was no public comment. The Public Hearing was closed. After discussion, Commissioner Walker moved and Commissioner Rakow seconded to approve the application with the nine conditions listed in the staff report and three additional conditions. First, a signed Conditional Use Permit agreement is received. Second, verification that the building is not in conflict with FAA flight path or restricted heights. Third, they are in compliance with the ND Department of Health standards for emissions. No opposition. Motion carried.

Commissioner Kolb opened a Public Hearing - A21-23 West Fargo 12th Addition, Replat of Lot 2, Block 1 of West Fargo 8th Addition, City of West Fargo, North Dakota – 4 Suns, LLLP. There was no public comment. The Public Hearing was closed. After discussion, Commissioner Thorstad moved and Commissioner Gust seconded to approve the application with the four conditions listed in the staff report. No opposition. Motion carried.

A21-24 Carmell Place 2nd Addition, a Retracement Plat of all of Block 2 of Carmell Place 1st Subdivision, City of West Fargo, North Dakota - Anderson. After discussion, Commissioner Gust moved and Commissioner Woodard seconded to approve the application with the three conditions listed in the staff report. No opposition. Motion carried.

Site Plan Review in CO District – Randy’s Diner at 641 32nd Ave W – BC Contracting, City of West Fargo, North Dakota. After discussion, Commissioner Walker moved and Commissioner Rakow seconded to approve the application based meeting the ordinance of no more than 30% metal. No opposition. Motion carried.

Site Plan Review for addition in CO-I District at 471 Christianson Dr – Magnum Electric, City of West Fargo, North Dakota. After discussion, Commissioner Thorstad moved and Commissioner Gust seconded to approve the application. No opposition. Motion carried.

There was a non-agenda item, introduction of the new Planning and Zoning Director Maegin Elshaug. Also Placemakers is working on sign ordinances.

Commissioner Gust and Commissioner Lebahn 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.