



Planning Commission Meeting Minutes

April 11, 2017

7:00 PM

1. **Call Meeting to Order** — Chairman Sahr called the meeting to order at 7:00 pm.
2. **Declare Quorum—Chairman**—Chairman Sahr declared a quorum as all Commissioners were present. Chairman Sahr then requested the Assistant City Attorney to open the meeting with agenda items. The first item on the agenda for discussion was a variance request by A&L Landscaping.
3. **Ohnstad Twichell:**
 - a. **Variance** —Visto Industrial 2nd Addition lot setbacks: A&L Landscaping. Andy Westby of Goldmark Corporate Real Estate spoke on behalf of his clients, A&L Landscaping. A&L Landscaping owns Lot 1, Block 1, Visto Industrial 2nd Addition. Mr. Westby provided Chairman Sahr and the Commissioners with a packet of materials discussing the need for the variance and the undue hardship associated with this particular lot. The lot owners requested a 50 foot front and road setback at the most. After review and discussion of the materials presented, Commissioner Brent Pieterick made a motion to approve the variance request of a 50 foot setback from the west road (County 17) and a 50 foot setback from the south road (County 14). Commissioner Kim Stokes made a second to approve the motion. All Commissioners voted aye. No Commissioners were opposed and no Commissioners were absent. The motion carried and the variance was approved.
 - b. **Alivia's Acres 2nd Addition**—public hearing on preliminary plat. The Assistant City Attorney informed the Commission of the next agenda item which was a public hearing on Alivia's Acres 2nd Addition preliminary plat. The Assistant City Attorney informed the Commission that notice had been sent to property owners within 150 feet of the subdivision and that notice was published in the Fargo Forum for two consecutive weeks. Chairman Sahr opened the public hearing. David Zabel, Horace resident near the proposed subdivision, spoke as to the location of the proposed development and where access roads would be located. Chairman Sahr continued the public hearing to the next Planning Commission meeting held on April 25, 2017 at 7:00 pm.
4. **Interstate Engineering:**
 - a. Interstate Engineering did not have any items on the agenda so the Commission moved to other City business.

5. Other City Business:

- a. Chairman Sahr requested general discussion on the proposed school to the north of the City. The Commission discussed the need for commercial development adjacent to 76th Avenue in the City rather than having the school run adjacent to the road. The Commission discussed logical depth and location of the school to allow for commercial development while still allowing the school to have accessibility and aesthetically pleasing views.
- b. Chairman Sahr then requested general discussion on Title IV Land Use Ordinance changes. The Commission discussed yard setbacks for residential housing, setbacks in industrial zoning, and building height requirements. Commissioner Amy Beaton agreed to draft a table illustrating the various zones within the City.
- c. Commissioner Todd May made a motion to adjourn the meeting at 8:42 pm. Commissioner Amy Beaton seconded the motion. All in favor, the meeting was adjourned.

Commissioners Present:

- Russell Sahr, Chairman
- Amy Beaton
- Brent Pieterick
- Kim Stokes
- Todd May

Others Present:

- Kent Thoreson, City Engineer
- Lukas Croaker, Assistant City Attorney