

**BOARD OF PLANNING COMMISSIONERS
MINUTES**

Regular Meeting:

Tuesday:

October 4, 2016:

The Regular Meeting of the Board of Planning Commissioners of the City of Fargo, North Dakota, was held in the City Commission Room at City Hall at 3:00 o'clock p.m., Tuesday, October 4, 2016.

The Planning Commissioners present or absent were as follows:

Present: Mara Brust, Shara Fischer, John Gunkelman, Mike Magelky, Mary Scherling, Rocky Schneider, Kelly Steffes, Scott Stofferahn, Jan Ulferts Stewart

Absent: Melissa Sobolik

Chair Ulferts Stewart called the meeting to order.

Business Items:

Item A: Approve Order of Agenda

Member Fischer moved the Order of Agenda be approved as presented. Second by Member Magelky. All Members present voted aye and the motion was declared carried.

Item B: Minutes: Regular Meeting of September 6, 2016

Member Scherling moved the minutes of the September 6, 2016 Planning Commission meeting be approved. Second by Member Gunkelman. All Members present voted aye and the motion was declared carried.

Member Schneider present.

Item C: Wednesday, October 19, 2016 Brown Bag Luncheon

Topics: Definition of Infill and the Planning Department Work Plan for 2017

Item D: Public Hearing Items:

Item 1: Interstate Business Park Addition

a. Continued Hearing on an application requesting a Zoning Change from AG, Agricultural to GC, General Commercial within the boundaries of the proposed Interstate Business Park Addition. (Located at 3801 26th Avenue South and 2852 Thunder Road South) (Kjos Investments, LLC): CONTINUED TO NOVEMBER 1, 2016

b. Continued Hearing on an application requesting a Plat of Interstate Business Park Addition (Major Subdivision) a replat of Lot 1, Block 1, Adams 7th Addition, and part of the Northeast Quarter of Section 22, Township 139 North, Range 49

West of the 5th Principal Meridian, City of Fargo, Cass County, North Dakota. (Located at 3801 26th Avenue South and 2852 Thunder Road South) (Kjos Investments, LLC): CONTINUED TO NOVEMBER 1, 2016

A hearing had been set for August 2, 2016. At the August 2, 2016 meeting the Hearing was continued to September 6, 2016. At the September 6, 2016 meeting the Hearing was continued to this date and time; however, the applicant has requested this item be continued to November 1, 2016.

Member Brust moved this item be continued to the November 1, 2016 Planning Commission meeting. Second by Member Fischer. All Members present voted aye and the motion was declared carried.

Item 2: Kostman Addition

Hearing on an application requesting a Plat of Kostman Addition (Minor Subdivision) a replat of part of Lots 15-17, Block 1, Schultz & Williams Addition, to the City of Fargo, Cass County, North Dakota. (Located at 3481 and 3487 University Drive South) (PACES Lodging): APPROVED

Assistant Planner Kylie Murphy presented the staff report stating all approval criteria have been met and staff is recommending approval.

Member Stofferahn present.

Member Brust moved the findings and recommendations of staff be accepted and approval be recommended to the City Commission of the proposed subdivision plat Kostman Addition as outlined within the staff report, as the proposal complies with the adopted Area Plan, the Standards of Article 20-06, and all other applicable requirements of the Land Development Code. Second by Member Schneider. On call of the roll Members Brust, Schneider, Scherling, Steffes, Stofferahn, Fischer, Magelky, Gunkelman, and Ulferts Stewart voted aye. Absent and not voting: Member Sobolik. The motion was declared carried.

Item 3: Pladson Addition

Hearing on an application requesting a Conditional Use Permit to allow a modification of the existing Conditional Use Permit for Household Living in a GC, General Commercial zoning district to increase the allowed number of units to six on Lot 1, Block 1, Pladson Addition. (Located at 508 Oak Street North) (Diamond Rock Properties, LLC): APPROVED WITH CONDITIONS.

Senior Planner Donald Kress presented the staff report. He noted a neighborhood meeting was held on September 23, 2016 for area property owners, and staff have not received any opposition to-date. Mr. Kress stated all approval criteria have been met and staff is recommending approval.

Board discussion ensued regarding the pavement of the alley as it provides access to this project, and the applicant's responsibility to develop a petition to pave the alley; the special assessment cost for the paving that will be shared by the abutting property owners; and flood protection requirements.

City Engineer April Walker addressed the petition process for the paving of the alley.

Director of Operations Ben Dow, Public Works, talked about the need for this alley to be paved in order to install a storm sewer for proper drainage in this area.

Applicant Riley Rude, Diamond Rock Properties, LLC, presented a PowerPoint and spoke on behalf of the application.

Member Steffes moved the findings and recommendations of staff be accepted and the Conditional Use Permit to allow a modification of the existing Conditional Use Permit for Household Living in a GC, General Commercial zoning district to increase the allowed number of units to six on Lot 1, Block 1, Pladson Addition be approved, as the proposal complies with Section 20-0909.D (1-6) and all other requirements of the Land Development Code, with the following conditions:

1. Applicant shall petition the City for paving the east/west alley between Oak Street and 1st Avenue prior to submitting a building permit. The north/south portion of the alley that "T's" into this alley and connects to 6th Street North will not need to be paved as part of this project.
2. The residential density allowed on Lot 1, Block 1, Pladson Addition shall not exceed six dwelling units.

Second by Member Gunkelman. On call of the roll Members Brust, Stofferahn, Scherling, Schneider, Steffes, Magelky, Gunkelman, Fischer, and Ulferts Stewart voted aye. Absent and not voting: Member Sobolik. The motion was declared carried.

The time at adjournment was 3:39 p.m.