FARGO PLANNING COMMISSION AGENDA
Tuesday, April 5, 2022 at 3:00 p.m.

A: Approve Order of Agenda

B: Minutes: Regular Meeting of March 1, 2022

C: Public Hearing Items:

1a. Continued hearing on an application requesting a Zoning Change from GC, General Commercial and LI, Limited Industrial with a C-O, Conditional overlay to GC, General Commercial with a C-O, Conditional Overlay on the proposed **Christianson 32nd Avenue South Second Addition**. (Located at 3102 36th Street South and 3401 32nd Avenue South) (KLC Holdings LLC/Christianson Companies/Farm Power Inc.) (am)

1b. Continued hearing on an application requesting a Plat of **Christianson 32nd Avenue South Second Addition** (Minor Subdivision) a replat of Lot 1, Block 1, Christianson 32nd Avenue South Addition and Lot 1, Block 1, Virgil Montplaisir Subdivision to the City of Fargo, Cass County, North Dakota. (Located at 3102 36th Street South and 3401 32nd Avenue South) (KLC Holdings LLC/Christianson Companies/Farm Power Inc.) (am)

2. Hearing on an application requesting a Plat of **1001 NP Addition** (Major Subdivision) a replat of Lots 1-12, Block 25; all of Lots 1, 2, 7-12, and part of Lots 3 and 4, Block 26; and the alley and vacated alley therein, Roberts Second Addition to the City of Fargo, Cass County, North Dakota. (Located at 1001 NP Avenue North, 28 10th Street North, 11 11th Street North, and 1016 1st Avenue North) (Great Plains 1001 Holdings, LLC/Houston Engineering, Inc.) (dk)

3. Hearing on an application requesting a Plat of **GPK Addition** (Minor Subdivision) a replat of Lot 4 and 5, Block 1, Tecton-GPK Addition to the City of Fargo, Cass County, North Dakota. (Located at 1601 and 1621 43rd Street North) (GPK Products, Inc./Houston Engineering) (lm)

4. Hearing on an application requesting a Plat of **Sheyenne Industrial Center Sixth Addition** (Minor Subdivision) a replat of Lot 4, Block 3, Sheyenne Industrial Center Third Addition to the City of Fargo, Cass County, North Dakota. (Located at 1530 47th Street North) (Specialty Developments, LLP/Houston Engineering, Inc.) (lm)

5. Hearing on an application requesting a Plat of **University South Third Addition** (Minor Subdivision) a replat of Lot 2, Block 1, University South Second Addition to the City of Fargo, Cass County, North Dakota. (Located at 2253 and 2301 University Drive South) (Grove Enclave, LLC/Houston Engineering, Inc.) (am)

6. Hearing on an application requesting a Plat of **Bank Forward Addition** (Minor Subdivision) a replat of Lots 2 and 3, Block 5, Valley View Fifth Addition and Lots 1 and 2, Block 1, Anne

Carlsen Center First Addition to the City of Fargo, Cass County, North Dakota. (Located at 5650 37th Avenue South, 5651 38th Avenue South, and 3703 and 3749 56th Street South) (Bank Forward/Enclave Companies) (me)

7a. Hearing on an application requesting a Zoning Change from GC, General Commercial to GC, General Commercial with a C-O, Conditional Overlay on Lot 1, Block 2, **Adams 7th Addition**. (Located at 2955 Thunder Road South) (KRS Investment Company, LLC/Nate Vollmuth) (lm)

7b. Hearing on an application requesting a Conditional Use Permit to allow Industrial Uses in the GC, General Commercial zoning district on Lot 1, Block 2, **Adams 7th Addition**. (Located at 2955 Thunder Road South) (KRS Investment Company, LLC/Nate Vollmuth) (lm)

8a. Hearing on an application requesting a Zoning Change from AG, Agricultural to GI, General Industrial on the proposed **Magnum North Addition**. (Located at 4903 19th Avenue North) (G2 Investments, LLC/MBN Engineering, Inc.) (lm)

8b. Hearing on an application requesting a Plat of **Magnum North Addition** (Minor Subdivision) a plat of the Southeast Quarter of Section 28, Township 140 North, Range 49 West to the City of Fargo, Cass County, North Dakota. (Located at Located at 4903 19th Avenue North) (G2 Investments, LLC/MBN Engineering, Inc.) (lm)

9a. Hearing on an application requesting a Growth Plan Amendment on a portion of the proposed **Covey Ranch Second Addition** from Medium Density Residential and High Density Residential to Proposed School. (Located at 6688 45th Street South) (Dabbert Custom Homes, LLC) (dk)

9b. Hearing on an application requesting a Zone Change from AG, Agricultural to P/I, Public and Institutional with a C-O, Conditional Overlay on a portion of the proposed **Covey Ranch Second Addition**. (Located at 6688 45th Street South) (Dabbert Custom Homes, LLC) (dk)

9c. Hearing on an application requesting a Plat of **Covey Ranch Second Addition** (Major Subdivision) a plat of portion of the Northwest Quarter of Section 10, Township 138 North, Range 49 West to the City of Fargo, Cass County, North Dakota. (Located at 6688 45th Street South) (Dabbert Custom Homes, LLC) (dk)

D: Other Items:

1. Annexation of approximately 42.04 acres of the Northwest Quarter of Section 10, Township 138 North, Range 49 West of the 5th Principal Meridian, Cass County, North Dakota. (Dabbert Custom Homes, LLC) (dk)