

FARGO PLANNING COMMISSION AGENDA
Tuesday, May 2, 2023 at 3:00 p.m.

A: Approve Order of Agenda

B: Minutes: Regular Meeting of April 4, 2023

C: Public Hearing Items:

- 1a. Hearing on an application requesting a Zoning Change from AG, Agricultural to LI, Limited Industrial, on the proposed **Veterans Industrial Park Addition**. (Located at 5385 19th Avenue North) (EagleRidge Development/Elwood Brand) (dk)
- 1b. Hearing on an application requesting a Plat of **Veterans Industrial Park Addition** (Major Subdivision) a plat of a portion of Southwest Quarter of Section 28, Township 140 North, Range 49 West, of the Fifth Principal Meridian, to the City of Fargo, Cass County, North Dakota. (Located at 5385 19th Avenue North) (EagleRidge Development/Elwood Brand) (dk)
- 2a. Hearing on an application requesting a Growth Plan Amendment on the proposed **Interstate Business District Addition** from Residential Area, Lower-to-Medium Density, Commercial, and Proposed Park to Industrial and Commercial. (Located at 4753 45th Street North and 4269 40th Avenue North) (North Fargo Land, LLC; ARD Properties, LLC/Tony Eukel, MBN Engineering) (dk)
- 2b. Hearing on an application requesting a Zoning Change from AG, Agricultural and LI, Limited Industrial with a C-O, Conditional Overlay to LI, Limited Industrial with a C-O, Conditional Overlay, GC, General Commercial with a C-O, Conditional Overlay, and P/I, Public and Institutional on the proposed **Interstate Business District Addition**. (Located at 4753 45th Street North and 4269 40th Avenue North) (North Fargo Land, LLC; ARD Properties, LLC/Tony Eukel, MBN Engineering) (dk)
- 2c. Hearing on an application requesting a Plat of **Interstate Business District Addition** (Major Subdivision) a plat of a portion of the West Half of Section 15, Township 140 North, Range 49 West, of the Fifth Principal Meridian, to the City of Fargo, Cass County, North Dakota. (Located at 4753 45th Street North and 4269 40th Avenue North) (North Fargo Land, LLC; ARD Properties, LLC/Tony Eukel, MBN Engineering) (dk)
3. Hearing on an application requesting a Plat of **Green Acres Second Addition** (Minor Subdivision) a replat of part of Lots 1 and 3, all of Lot 2, Block 1, Green Acres Addition to the City of Fargo, Cass County, North Dakota. (Located at 2225, 2233, and 2237 13th Avenue South) (The Acme Investment Co./Neset Land Surveys, Inc) (lm)

Planning Commission meetings are broadcast live on cable channel TV Fargo 56 and can be seen live at www.FargoND.gov/streaming. They are rebroadcast each Wednesday at 8:00 a.m. and Sunday at 8:00 a.m.; and are also included in our video archive at www.FargoND.gov/PlanningCommission.

People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Office at 701.241.1474. 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 Fargo Web site at www.FargoND.gov/planningcommission.

- 4a. Hearing on an application requesting a Zoning Change from P/I, Public and Institutional to P/I, Public and Institutional and GC, General Commercial with a C-O, Conditional Overlay on the proposed **Southwest Fargo Mission Second Addition**. (Located at 4451, 4455, and 4475 40th Avenue South) (4540 Investments, LLC/Christianson Companies) (Im)
 - 4b. Hearing on an application requesting a Plat of **Southwest Fargo Mission Second Addition** (Minor Subdivision) a replat of Lots 1 and 2, Block 1, Southwest Fargo Mission Addition to the City of Fargo, Cass County, North Dakota, including a subdivision watercourse setback waiver. (Located at 4451, 4455, and 4475 40th Avenue South) (4540 Investments, LLC/Christianson Companies) (Im)
 - 4c. Hearing on an application requesting a Conditional Use Permit to allow residential living in the GC, General Commercial zoning district on Lot 1 of the proposed **Southwest Fargo Mission Second Addition**. (Located at 4451, 4455, and 4475 40th Avenue South) (4540 Investments, LLC/Christianson Companies) (Im)
- D: Other Items:
- 1. Growth Plan Update

Planning Commission meetings are broadcast live on cable channel TV Fargo 56 and can be seen live at www.FargoND.gov/streaming. They are rebroadcast each Wednesday at 8:00 a.m. and Sunday at 8:00 a.m.; and are also included in our video archive at www.FargoND.gov/PlanningCommission.

People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Office at 701.241.1474. 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 Fargo Web site at www.FargoND.gov/planningcommission.