

FARGO PLANNING COMMISSION AGENDA
Tuesday, June 3, 2025 at 3:00 p.m.

A: Approve Order of Agenda

B: Minutes: Regular Meeting of May 6, 2025

C: Public Hearing Items:

1. Continued hearing on an application requesting a Conditional Use Permit (CUP) to allow non-farm commercial uses in the AG, Agricultural zoning district on a portion of the Southeast Quarter of **Section 14, Township 138 North, Range 49 West**. (Located at 2717 88th Avenue South) (Arenson Holdings, LLC/Kyle Jaeger) (lm): WITHDRAWN
2. Hearing on an application requesting a Plat of **Dakota Commerce Center North Second Addition** (Minor Subdivision) a replat of Lots 5-6, Block 1, Dakota Commerce Center North Addition, to the City of Fargo, Cass County, North Dakota. (Located at 3901 and 4001 48th Avenue North) (Dakota Commerce Center 5, LLC/Ulteig Engineering) (lm)
- 3a. Hearing on an application requesting a Zoning Change from AG, Agricultural to AG, Agricultural and LI, Limited Industrial on the proposed **46th Avenue Industrial Park Second Addition**. (Located 3252 and 3336 52nd Avenue North) (County 20 Storage & Transfer, Inc./Lowry Engineering) (dk)
- 3b. Hearing on an application requesting a Plat of **46th Avenue Industrial Park Second Addition** (Major Subdivision) a plat of a portion of the Northwest Quarter of Section 14, Township 140 North, Range 49 West of the Fifth Principal Meridian, to the City of Fargo, Cass County, North Dakota, including a subdivision waiver to allow block length to exceed 1,320 feet. (Located 3252 and 3336 52nd Avenue North) (County 20 Storage & Transfer, Inc./Lowry Engineering) (dk)
4. Hearing on an application requesting a Vacation Plat of a portion of 50th Avenue North and 43rd Street North right-of-way adjacent to Lots 7-12, Block 4, and Lots 6-11, Block 2, **North 81-20 Subdivision** and Lot 1, Block 2, **North 81-20 Second Subdivision** of the Fifth Principal Meridian, to the City of Fargo, Cass County, North Dakota. (Located adjacent to 5001 County Road 81; 4821-4943 43rd Street North; 4349 48th Avenue North) (D&T Properties, LLC/ Gibb Realty, LLP/Kenneth M. Brazina/Monte Routledge TOD/Thunderhead Holdings, LLC/City of Fargo) (dk)
5. Hearing on an application requesting a Plat of **Old Broadway Addition** (Minor Subdivision) a plat of a portion of the Northwest Quarter of Section 7, Township 139 North, Range 48 West, of the Fifth Principal Meridian, to the City of Fargo, Cass County, North Dakota. (Located at 10A, 14, 16, and 22 Broadway North) (Global Development, LLC/Houston Engineering) (me)

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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.

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6. Hearing on an application requesting a Plat of **Barry's Addition** (Minor Subdivision) a replat of Lot 2, Block 1, Brewhalla Addition, to the City of Fargo, Cass County, North Dakota. (Located at 1620, 1624, 1630, 1632, and 1666 1st Avenue North) (MBA Investments, LLC/Kevin Bartram) (dk)
7. Hearing on an application requesting a Zoning Change from SR-2, Single-Dwelling Residential to P/I, Public and Institutional with a C-O, Conditional Overlay on Lot 21, Block 13, **Prairie Crossing Addition**. (Located at 3910 25th Street South) (Lake Two Properties, LLC) (cl)
8. Hearing on an application requesting a Plat of **Valley View Twelfth Addition** (Minor Subdivision) a replat of Lot 1, Block 1, Valley View Ninth Addition, to the City of Fargo, Cass County, North Dakota. (Located at 3900 54th Street South) (GBP, LLC/Lowry Engineering) (cl):
CONTINUE TO JULY 1, 2025
9. Hearing on an application requesting a Plat of **Family Healthcare Center Addition** (Minor Subdivision) a replat of Lots 6-12, Block 3, Keeney & Devitts Addition, to the City of Fargo, Cass County, North Dakota. (Located at 301, 307, 309, and 313 NP Avenue North) (Family Healthcare Center/Houston Engineering) (ae)

D: Other Items:

1. Annexation of approximately 49.91 acres of a portion of the West Half of the Northwest Quarter of Section 14, Township 140 North, Range 49 West, of the Fifth Principal Meridian, Cass County, North Dakota. (46th Avenue Industrial Park Second Addition).

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