FARGO PLANNING COMMISSION AGENDA
Tuesday, August 1, 2023 at 3:00 p.m.

A: Approve Order of Agenda

B: Minutes: Regular Meeting of July 6, 2023

C: Public Hearing Items:

1a. Hearing on an application referred from the July 10, 2023 City Commission meeting 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. Application originally considered by the Planning Commission on June 6, 2023. (Located at 4753 45th Street North and 4269 40th Avenue North) (North Fargo Land, LLC; ARD Properties, LLC/Tony Eukel, MBN Engineering) (dk)

1b. Hearing on an application referred from the July 10, 2023 City Commission meeting 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.** Application originally considered by the Planning Commission on June 6, 2023. (Located at 4753 45th Street North and 4269 40th Avenue North) (North Fargo Land, LLC; ARD Properties, LLC/Tony Eukel, MBN Engineering) (dk)

1c. Hearing on an application referred from the July 10, 2023 City Commission meeting 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. Application originally considered by the Planning Commission on June 6, 2023. (Located at 4753 45th Street North and 4269 40th Avenue North) (North Fargo Land, LLC; ARD Properties, LLC/Tony Eukel, MBN Engineering) (dk)

2. Hearing on an application requesting a Plat of **Laverne's Third Addition** (Minor Subdivision) a replat of Lots 5-8, Block 2, Laverne's Second Addition, to the City of Fargo, Cass County, North Dakota. (Located at 2812, 2880, 2924, and 2984 42nd Street North) (Laverne Indy, LLC/Houston Engineering, Inc.) (dk)

3. Hearing on an application requesting a Plat of **Timber Parkway Tenth Addition** (Minor Subdivision) a replat of Lot 2, Block 1, Timber Parkway Fifth Addition to the City of Fargo, Cass County, North Dakota. (Located at 5161 Charles Way South) (First International Bank & Trust/Christianson Companies) (lm)

4. Hearing on an application requesting a Conditional Use Permit to allow manufacturing and production in the GC, General Commercial zoning district on Lot 2, Block 1, **45th Street Park**

Third Addition. (Located at 200 and 300 45th Street South) (West 45th Development/Goldmark Design and Development) (lm)

5. Hearing on an application requesting a Conditional Use Permit to allow manufacturing and production in the GC, General Commercial zoning district on Lot 2, Block 1, **45th Street Park Fifth Addition**. (Located at 400 45th Street South) (West 45th Development/Goldmark Design and Development) (lm)

6. Hearing on an application requesting a Zoning Change from SR-2, Single-Dwelling Residential to SR-3, Single-Dwelling Residential on Lot 16, Block 6, **Wentz Addition**. (Located at 2320 22nd Street South) (Rob Lugert) (bg)

7. Hearing on an application requesting a Plat of **Buchholz Addition** (Minor Subdivision) a replat of Lots 4-6, Block 11, Industrial Subdivision No.1, and part of Lot 25, Hector's Subdivision, to the City of Fargo, Cass County, North Dakota including a subdivision waiver for drain setback. (Located at 1330 43rd Street North and 1301 45th Street North) (Mark Buchholz/Buchholz Properties) (dk)

8. Hearing on an application requesting a Conditional Use Permit to allow Group Living in the SR-4, Single Dwelling Residential zoning district on Lot 7, Block 1, **Golden Valley Second Addition**. (Located at 2545 69th Avenue South) (Jordahl Custom Homes/A Place to Call Home Care, LLC) (dk)