

FARGO PLANNING COMMISSION AGENDA
Thursday, September 4 at 3:00 p.m.

A: Approve Order of Agenda

B: Minutes: Regular Meeting of August 5, 2025

C: Public Hearing Items:

- 1a. Continued hearing on an application requesting a Zoning Change from LI, Limited Industrial with a C-O, Conditional Overlay and GC, General Commercial, to GC, General Commercial with a PUD, Planned Unit Development Overlay on Lot 1, Block 1, of the proposed **45th Street Park Sixth Addition** and Lot 4, Block 1, **45th Street Park Second Addition** and to repeal the C-O, Conditional Overlay. (Located at 200, 300, 330, and 400 45th Street South; 4414 and 4428 2nd Avenue South) (West 45th Business Center, LLC/Southeast Cass Water Resources District/Goldmark Design and Development) (me)
- 1b. Continued hearing on an application requesting a PUD, Planned Unit Development Master Land Use Plan on Lot 1, Block 1, of the proposed **45th Street Park Sixth Addition** and Lot 4, Block 1, **45th Street Park Second Addition**. (Located at 200, 300, 330, and 400 45th Street South; 4414 and 4428 2nd Avenue South) (West 45th Business Center, LLC/Southeast Cass Water Resources District/Goldmark Design and Development) (me)
- 1c. Continued hearing on an application requesting a Plat of **45th Street Park Sixth Addition** (Minor Subdivision) a replat of a portion of Lot 2, Block 1, 45th Street Park Third Addition, all of Lot 1, and a portion Lot 2, Block 1, 45th Street Park Fourth Addition, and Lot 2, Block 1, 45th Street Park Fifth Addition, to the City of Fargo, Cass County, North Dakota, including a subdivision waiver for reduced drain setback. (Located at 200, 300, and 400 45th Street South; 4414 and 4428 2nd Avenue South) (West 45th Business Center, LLC/Goldmark Design and Development) (me)
2. Hearing on an application requesting a Plat of **Bison Run Addition** (Minor Subdivision) a replat of all of Lot 9, and portions of Lots 10 and 11, Block 3, Beardsley's Addition, to the City of Fargo, Cass County, North Dakota. (Located at 1102 and 1110 17th Street North) (Bison Run Rentals, LLC) (dk)
3. Hearing on an application requesting a Plat of **19th Avenue Storage Addition** (Major Subdivision) a replat of Lot 7, Block 4, Airport 1st Addition, to the City of Fargo, Cass County, North Dakota. (Located at 1101 19th Avenue North) (Bullinger Enterprises, LLLP/Houston Engineering) (dk)
4. Hearing on an application requesting a Plat of **Family Healthcare Center Addition** (Minor Subdivision) a replat of part of Lot 5 and all of Lots 6-12, Block 3, Keeney & Devitts Addition, to

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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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the City of Fargo, Cass County, North Dakota. (Located at 301, 307, 309, 313, and 317 Northern Pacific Avenue North) (Family Healthcare Center/Houston Engineering) (dk)

5. Hearing on an application requesting a Plat of **Buchholz Industrial 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. (Located at 1300 and 1330 43rd Street North; 1301 45th Street North) (Buchholz Exchange/Norgren Exchange) (dk)

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