

**Planning and Zoning Commission
Meeting Minutes
City of Grand Forks, North Dakota
March 6th 2019**

1. Roll Call: Members Present- Andrew Budke, Cole Johnson, Pete Kuhn, Jamie Lunski, Alex Reichert, Meggen Sande (by Phone), Steve Wasvick. Members absent- Paula Lee, Frank Matejcek.

2. Reading and Approval of Minutes for February 6th 2019

3. Public Hearings, Final Approvals, Petitions and Minor Changes

3-1 Columbia Park West PUD Amendment #6

Mr. Budke asked to be recused from this item

**MOTION BY WASVICK, SECOND BY REICHERT TO RECUSE. VOTING "AYE" ALL.
MOTION PASSED.**

Ms. Edwardson introduced the item stating this was final approval of the amendment to allow the crushed concrete surface in place of impervious paving for this site. Ms. Edwardson noted that per the agreement that if the use of the property changes that the site would either need to be paved or returned to grass within 12 months, and that additional conditions of the variance are included as an attachment to the PUD Map.

PUBLIC HEARING OPENED, NO COMMENTS, PUBLIC HEARING CLOSED

MOTION BY REICHERT, SECOND BY KUHN TO APPROVE AS PRESENTED. VOTING "AYE" ALL, WITH BUDKE RECUSED. MOTION PASSED.

3-2 Vacation of Cornell Street from University Avenue to the Alley to the North between Blocks 1 and 2 University Place Addition.

Mr. Gengler came forward and indicated that this item was related to items 3-2, 3-3, and 4-1 and that he would be discussing all three at the same time and then they would be separated for voting purposes. Mr. Gengler gave a brief overview and then introduced Jarda Solc from AE2S and Mike Pieper from UND. Mr. Solc and Mr. Pieper gave a presentation that showed what the future area would look like. Mr. Solc also

addressed the questions that the commission had brought forth last month. Mr. Solc stated that the commissions concern about pedestrian traffic in the alley way would be alleviated by the University by closing of the access for cars in that alley to the adjacent parking lot. Mr. Solc also stated that the concern for utilities in the right of way was addressed with the utility providers and all cost for relocation of those utilities would be absorbed by UND. Mr. Solc also stated that the concern about the vacation of Oxford Street and subsequent realigning would be addressed by lining up those streets and making the current one way streets into two way streets.

Discussion was held about what types of facilities the vacations and the plat changes would bring about. Mr. Pieper spoke about the relocation and/or rebuilding of fraternities and sororities. Mr. Reichert questioned what assurances the City had that the University would follow through with the closure of the parking lot access. Mr. Gengler stated we would just have to take them at their word.

MOTION BY KUHN, SECOND BY SANDE TO APPROVE AS PRESENTED. VOTING "AYE" ALL. MOTION PASSED UNANIMOUSLY.

3-3 Vacation of a portion of Oxford Street between 5th Avenue North and University Avenue

Mr. Gengler stated that this was discussed with the previous item and asked the commission if they had any other questions for him to address.

MOTION BY JOHNSON, SECOND BY LUNKSI TO APPROVE AS PRESENTED. VOTING "AYE" ALL. MOTION PASSED UNANIMOUSLY.

4. Communications and Preliminary Approvals

4-1 Plat of University Place First Resubdivision

Mr. Gengler again stated that the information for this was discussed with item 3-2 and asked if there were further questions.

MOTION BY JOHNSON, SECOND BY KUHN TO APPROVE AS PRESENTED. VOTING "AYE" ALL. MOTION PASSED UNANIMOUSLY.

4-2 Plat of Shannahan First Addition

Mr. Johnson asked to be recused from this item

MOTION BY REICHERT, SECOND BY LUNSKI TO APPROVE. VOTING "AYE" ALL. JOHNSON RECUSED.

Mr. Gengler introduced the item stating that this was a plat the help facilitate the construction of an electrical substation on a portion of the property. Mr. Gengler stated this was a joint effort between Minnkota and Nodak Electric Cooperative to accommodate future development in this area.

Mr. Reichert questioned why the substation was being placed in this area because in his opinion this would be a future residential area.

Mr. Brian Hoffart from Minnkota, Mr. Jay Bushy the project manager and Mr. Steve Breidenbach from Nodak Electric came forward and spoke to the different requirements for these substations and the negotiations with the landholder to come up with an appropriate area. It was noted that this area does have future commercial development in the Long Range planning and not residential usage.

Mr. Kuhn asked if property owners would be notified, he was concerned for the property owner directly to the North and if he had been notified as a substation could potentially limit his development of that property. The commission asked that staff do a 400 foot notification mailing for this property.

MOTION BY KUHN, SECOND BY LUNSKI TO APPROVE WITH NOTIFICATION OF PROPERTY OWNERS. VOTING "AYE" ALL. WITH JOHNSON RECUSED. MOTION PASSED.

4-3 Residential Sign Code amendment

Mr. Gengler came forward and spoke to the commission about the discussion that the sign-subcommittee had in regard to this ordinance. Mr. Gengler brought forth a draft of the ordinance showing those considerations. Mr. Gengler spoke to the key areas for the new ordinance.

Discussion was held by the commission about if the new areas included in the ordinance matched what they had proposed. Mr. Reichert was concerned that they were not exactly the same. Mr. Wasvick addressed those commission members that

were not part of the sign subcommittee and let them know that they had tried to craft an ordinance that was restrictive but allowed for the appeal process because each location that would use this ordinance was so unique.

Mr. Kuhn brought up his concern that item #5 of the ordinance required notification of owners within 150ft of the sign being notified of an appeal. He did not feel that 150ft was enough distance. Mr. Kuhn asked that the distance be modified. Ms. Edwardson noted that the distance of 200ft is used in the case of other appeals to other boards. Mr. Kuhn stated that he would be agreeable with 200ft. Mr. Reichert brought forward some language changes that he thought might be important. Mr. Gengler stated that the process that would be followed for this if preliminarily approved tonight would be to go to City Council, then reviewed by the City Attorney, it would be brought back to the Sign Subcommittee at that point for any further alterations, back to the Planning Commission for final approval and then back to the City Council for final approval.

MOTION BY REICHERT, SECOND BY JOHNSON TO APPROVE WITH CHANGES NOTED. VOTING "AYE" ALL. MOTION PASSED UNANIMOUSLY.

5. Reports for the Planning Department

6. Other Business

6-1 Discussion of Edgewood Village First Resubdivision (Informational Only)

Mr. Gengler introduced Mr. John Miskavige who gave a presentation about a proposed senior living complex that they hope to bring to the commission next month. Mr. Miskavige showed location and proposed site plan for the property. Discussion was held about the stormwater retention pond located on site and Mr. Reichert made note that he appreciated that Mr. Miskavige was planning to use a necessary requirement as a feature. Mr. Grasser stated he had not yet looked the stormwater retention pond specifics but that it would need to be sized to appropriately handle all of the street runoff as well. Mr. Miskavige stated they had taken that into consideration when planning the size of the pond.

7. Adjournment

MOTION BY KUHN, SECOND BY REICHERT TO ADJOURN. VOTING "AYE" ALL. MEETING ADJOURNED AT 7:10PM.