



Planning & Zoning Commission Agenda

May 7, 2025, 5:30pm – City Council Chambers

3rd Floor City Hall, 255 N 4th Street

Notice is hereby given that the Planning and Zoning Commission will meet at the above date and time. Any member of the public seeking to submit comments relating to an Agenda item or public hearing may do so in person at the meeting or should submit their comments to www.grandforksgov.com/councilcomments or call 701-746-2661 for further information. All online comments received prior to 5:00 p.m. on the meeting day will be considered part of the record of the meeting as if personally presented.

1. Roll Call

___Arel ___Budke ___Klava ___Kuhn ___Holt ___Matson ___Reichert ___Sande ___Wasvick

2. Reading and Approval of Minutes for April 2, 2025, meeting.

- Agenda Item Map

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

3-1 Ordinance to amend Zoning Map - Southern Estates PUD Amendment No. 18 – density increase and parking requirement reduction at Cardinal Point, located at 2150 47th Avenue South.

3-2 Replat of Lot A, Block 1, Highland Point Sixth Addition, located at 3800 South Washington Street.

3-3 Replat of Lots 6 and 7, Block 1, Heartland West Addition, located at 2900-3000 Heartland Drive.

3-4 Replat of Lot A, Block 2, Airport 7th Resubdivision, located at 4225 Gateway Drive.

3-5 Replat of Lot 1, Block 1, Grand Valley First Addition, located at 1707 62nd Avenue South.
(Applicant has requested item be postponed for an additional month)

3-6 Sign Appeal at Memorial Village I, located at 2625 2nd Avenue North.

4. Communications and Preliminary Approvals

4-1 Plat of 47th Avenue South Addition, located at 3000-3400 47th Avenue South with Street & Highway ordinance dedication.

4-2 Annexation of 47th Avenue South Addition, located at 3000-3400 47th Avenue South

4-3 Plat of Birkholz Eighth Addition, located at 1800 Block of S 42nd Street with Street & Highway ordinance dedication.

The next regular meeting is **June 4, 2025**, at 5:30 pm in City Hall Council Chambers, 255 N 4th St. Any individual requiring special accommodations to allow access or participation at city meetings is asked to notify the ADA Coordinator (701-746-2665) of their needs one week prior to the meeting.

- 4-4 Ordinance to amend the zoning map to rezone from A-1 Agricultural Preservation District to Birkholz Eighth PUD, located at 1800 Block of S 42nd Street.
- 4-5 Annexation of Birkholz Eighth Addition, located at 1800 Block of S 42nd Street.
- 4-6 Ordinance to Amend Section 18-1001 (4) of Grand Forks City Code, to require a simple majority for zoning amendment approvals.
- 4-7 Ordinance to Amend the zoning map to rezone from I-1 Light Industrial District to B-3 General Commercial District, properties located at 2009, 2013, 2019, & 2105 Gateway Drive.
- 4-8 Ordinance to Amend Chapter XVIII Land Development Code, Article 4 (18-04) Nonconforming Uses of the Grand Forks City Code.

5. Reports from the Planning Department

- 5-1 Non-Conforming Lots Report
- 5-2 Monthly Update

6. Other Business

7. Adjournment

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