



# Planning & Zoning Commission Agenda

June 4, 2025, 5:30pm – City Council Chambers

3<sup>rd</sup> Floor City Hall, 255 N 4<sup>th</sup> Street

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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](http://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 May 7, 2025, meeting.

- Agenda Item Map

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

- 3-1 Plat of 47<sup>th</sup> Avenue South Addition, located at 3000-3400 47<sup>th</sup> Avenue South with Street & Highway ordinance dedication.
- 3-2 Plat of Birkholz Eighth Addition, located at 1800 Block of S 42<sup>nd</sup> Street with Street & Highway ordinance dedication. *(Item has been requested to be tabled by applicant until July 9<sup>th</sup> meeting).*
- 3-3 Ordinance to amend the zoning map to rezone from A-1 Agricultural Preservation District to Birkholz Eighth PUD, located at 1800 Block of S 42<sup>nd</sup> Street. *(Item has been requested to be tabled by applicant until July 9<sup>th</sup> meeting).*
- 3-4 Ordinance to Amend Section 18-1001 (4) of Grand Forks City Code, to require a simple majority for zoning amendment approvals. *(Item was tabled until September by City Council on May 19, 2025).*
- 3-5 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.
- 3-6 Ordinance to Amend Chapter XVIII Land Development Code, Article 4 (18-04) Nonconforming Uses of the Grand Forks City Code.
- 3-7 Replat of South ½ Lots 1 & 3, and Lots 5 & 7, Block L, Budge & Eshelman's Second Addition, located at 1006 2<sup>nd</sup> Ave N.
- 3-8 Vacation of two Bikeway & Pedestrian Easements & two Sidewalk Easements, located at 2200-2400 block of Bethesda Circle.

The next regular meeting is **July 9, 2025**, at 5:30 pm in City Hall Council Chambers, 255 N 4<sup>th</sup> 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. Communications and Preliminary Approvals**

- 4-1 Ordinance to amend zoning map to rezone from U-D University District to R-4 Multiple-Family Residence, High Density District, located at 2920 5<sup>th</sup> Avenue North.
- 4-2 Ordinance to amend zoning map to rezone from Meadow Ridge PUD Amendment 3 to Meadow Ridge Amendment 4 – density increase and allowance of first floor residential, located at 1065 47<sup>th</sup> Avenue South.

#### **5. Reports from the Planning Department**

- 5-1 Monthly Update

#### **6. Other Business**

#### **7. Adjournment**

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