



Planning & Zoning Commission Agenda

July 9, 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 June 4, 2025, meeting.

- Agenda Item Map

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

- 3-1 Plat of Birkholz Eighth Addition, located at 1800 Block of S 42nd Street with Street & Highway ordinance dedication. *(Applicant has requested this item be postponed indefinitely.)*
- 3-2 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. *(Applicant has requested this item be postponed indefinitely.)*
- 3-3 Ordinance to amend zoning map to rezone from U-D University District to R-4 Multiple-Family Residence, High Density District, located at 2920 5th Avenue North.
- 3-4 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 47th Avenue South.
- 3-5 Replat of Lot A and Lots 1 and 2, Block 1, of Homestead Grove Fourth Addition, located at 1051 10th Avenue South, 4401 South 11th Street & 1060 47th Avenue South.
- 3-6 Vacation of Drainage Easements, located at 1051 10th Avenue South & 4401 South 11th Street.
- 3-7 Replat of Lots A-Y & Lots 9-23, Block 2, Southern Estates First Addition, located at 4034-4208 Haven Court.
- 3-8 Nutrien Ag Solutions Fertilizer & Chemical Storage Facility Conditional Use Permit, located at 5301 North Washington Street.

The next regular meeting is **August 6, 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.

3-9 Mural at North Dakota Vision Services/School for the Blind, located at 500 Stanford Road.

4. Communications and Preliminary Approvals

4-1 Ordinance to Amend the zoning map to rezone from

- B-1 limited Commercial District to R-2 One-and-Two Family Residence District properties located at 1302 5th Ave N, and 1308 6th Ave N.
- B-3 General Business District R-2 One-and-Two Family Residence District properties located at 623 S 16th St, 1412 N 1st St, and 1411 N 1st St.
- B-3 General Business District to R-4 Multiple-Family Residence District properties located at 1415 12th Ave N, 702 S 14th St, 1221 6th Ave N.

4-2 Ordinance to Amend the zoning map to rezone from I-1 Light Industrial District to B-3 General Commercial District, properties located at 1307 North 20th Street; 2001, 2003, 2005 Gateway Drive; and 2010, 2012, 2014 13th Avenue North.

4-3 Ordinance to amend the zoning map, to rezone from Greenberg PUD Amendment 4 (PUD Commercial B-3) to Greenberg PUD Amend 5 (PUD Limited Commercial B-1), properties located at 3810, 3851, 3900, 3950, and 3951 39th Avenue South.

5. Reports from the Planning Department

5-1 Monthly Update

6. Other Business

7. Adjournment

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