



# Planning & Zoning Commission Minutes

January 7, 2026, 5:30pm – City Council Chambers

3<sup>rd</sup> Floor City Hall, 255 N 4<sup>th</sup> 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](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  Holt  Matson  Reichert  Sande  Wasvick

## 2. Reading and Approval of Minutes for December 3, 2025, meeting.

**Motion by Budke, second by Matson. Minutes approved as submitted.**

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

### 3-1 Ordinance to Amend the zoning map to rezone from

- B-1 limited Commercial District to R-2 One-and-Two Family Residence District property located at 1307 4<sup>th</sup> Ave N.
- B-3 General Business District to R-4 Multiple-Family Residence District properties located at 1408 N 1<sup>st</sup> St.
- B-3 General Business District R-2 One-and-Two Family Residence District properties located at 701 S 14<sup>th</sup> St and 1223 6<sup>th</sup> Ave N.

Ms. Grasser gave background on the item. She stated that the four proposed rezonings are part of the initiative to rezone non-conforming residential properties from commercial to residential. Letters were sent to surrounding property owners with no comments received.

Public hearing opened. Jeanie Vigen, 702 South 14<sup>th</sup> Street, asked whether her property was rezoned to residential. Mr. Brooks confirmed that it was rezoned from commercial to residential in the recent past. Public hearing closed.

**Motion by Matson, second by Sande for approval of staff recommendation. Motion carried unanimously.**

### 3-2 Replat of Lots 1 and 2, Block 1, Ray Richard's Golf Course Addition, located at 3801 Demers Avenue, with Street & Highway Ordinance dedication.

Mr. Brooks gave background on the item. The item was presented for preliminary approval last month and is back before the Commission for final approval. He stated that the item

The next regular meeting is **February 4, 2026**, 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.

was noticed to surrounding property owners. Since last month's presentation on the item, work has been done to confirm the area of the stormwater easement.

Regarding the proposed rezoning at the site (Item 3-3), Mr. Brooks stated that the PUD will rezone the golf course area from U-D District to golf course uses only to restrict other uses and maintain the existing use. The PUD also features PUD R-4 + Amenity uses on the east side of the site for a 169-unit multi-family residential complex, consisting of mostly one-bedroom units. The southwest corner of the site will be zoned PUD B-3 General Business + University uses to accommodate the Top Tracer golf facility, UND golf space, and the golf course clubhouse along South 42<sup>nd</sup> Street. Additionally, the northwest corner of existing course will be eliminated, and the rest of the golf course reconfigured, to accommodate the future 42<sup>nd</sup> St underpass project. Any requests to modify the zoning in the future would need to go through a similar public process. Regarding lighting at the Top Tracer golf facility, the UND softball field was used as visual example to showcase that it is possible to limit light pollution affecting neighboring properties. Also, other cities have similar golf facilities located near residential areas, and this proposed development is a similar distance away from the residential as others with more screening/buffering than others. Mr. Brooks also presented a visualization of the proposed buffer between the proposed development and the residential neighborhood to the south.

Public hearing opened.

Denis MacLeod, 825 Orchard Circle, asked whether the effect of the proposed development on the property values of the adjacent townhomes has been studied. Mr. MacLeod expressed concerns regarding pedestrian safety crossing S 42<sup>nd</sup> St to the proposed development.

Ms. Sande stated that the proposed development may improve the property values of adjacent properties. Mr. Brooks stated that there will not be a pedestrian overpass system constructed across S 42<sup>nd</sup> St to the proposed development.

Dan Kaskowski, 873 Orchard Circle, President of Garden View Townhome Association, expressed concerns regarding traffic congestion, increased noise, light pollution, safety, declining property values, loss of greenspace, future development in the area, altering neighborhood character, and how neighborhood complaints will be addressed once the development is finished and operating. Mr. Kaskowski asked what would happen if the PUD were approved but the proposed development doesn't take place. Mr. Brooks stated that any new development would be restricted to the residential unit numbers and uses outlined in the PUD.

Ms. Sande asked if the rezoning will ensure that the proposed golf course area is restricted to only golf course uses as opposed to uses permitted in the U-D District as it is currently zoned. Mr. Brooks confirmed this is the case.

The next regular meeting is **February 4, 2026**, 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.

Jane Swenby, 3474 Meadow Drive, asked if the proposed Top Tracer golf facility area could be redeveloped into a large multi-family residential development if the Top Tracer were to close. Mr. Brooks stated that only B-3 General Business District uses would be permitted on the site, which does not include residential uses. Ms. Swenby asked if a moratorium on the development of multi-family residential buildings in the development area has been considered. Mr. Brooks stated that the proposed rezoning from U-D University District to PUD golf course uses acts to restrict all other uses, including multi-family residential, in the proposed golf course area of the development.

Public hearing closed.

**Motion by Sande, second by Budke for approval of request. Motion carried unanimously.**

- 3-3 Ordinance to amend the zoning map to rezone from U-D University District to Ray Richards Golf Course Planned Unit Development, located at 3801 Demers Avenue.

Public hearing opened. Seeing none, public hearing closed.

**Motion by Sande, second by Matson for approval of request. Motion carried unanimously.**

- 3-4 Vorbeck Materials Corporation Conditional Use Permit, located at 4949 10<sup>th</sup> Avenue South.

Ms. Grasser gave background on the item. She stated that the conditional use permit is to permit the storage of hazardous and non-hazardous materials for the operation of a fire foam production facility as required by the I-2 Heavy Industrial district. The conditional use permit is for a period of 10 years, and the operation must adhere to the requirements of the Grand Forks Fire Department. Letters were sent to neighboring property owners with no comments received.

Mr. Budke asked if the company currently operates in the region or if it's new. Mr. Brooks stated that the company has had operations within Grand Forks but are currently expanding to fire foam manufacturing.

Public hearing opened.

Andrew Knable, 5574 LuAnn St, Vorbeck Materials Corporation moved into the described location in January 2025 and is working on getting all necessary permits to operate a pilot fire foam production plant.

Mr. Budke asked if the materials to be stored on site were required to be listed in the Conditional Use Permit. Mr. Brooks stated that the Fire Department has that information on file, so it wasn't necessary to include in the permit.

The next regular meeting is **February 4, 2026**, 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.

Public hearing closed.

**Motion by Arel, second by Holt for approval of request. Motion carried unanimously.**

3-5 Plat of University Heights First Resubdivision, located at 3850 6<sup>th</sup> Avenue North.

Ms. Edwardson gave background on the item. She stated that the plat is to clarify and separate out the lot lines between the lots owned by the school district and the park district which abut each other.

Mr. Matson asked whether the structures on the west side of Lot B are permanent since they reside on the pipeline easement and the lot line has been drawn around them. Ms. Edwardson stated that they are most likely not permanent but have been purposely included within the school district lot since they are under their ownership.

Public hearing opened. Seeing none, public hearing closed.

**Motion by Arel, second by Budke for approval of request. Motion carried unanimously.**

3-6 Replat of Lots 5 and 6, Block 1, Williamson Field Resubdivision, located at 1020 7<sup>th</sup> Avenue South.

Ms. Edwardson gave background on the item. She stated that the purpose of the replat is to clarify and separate the field greenspace from the activities at the Purpur arena.

Public hearing opened. Seeing none, public hearing closed.

**Motion by Matson, second by Budke for approval of request. Motion carried unanimously.**

#### **4. Communications and Preliminary Approvals**

4-1 Ordinance to amend the zoning map to rezone from Day-Hud PUD Amendment No. 2 (PUD B-2 Shopping Center Uses) to Day-Hud Amendment No. 3 (PUD B-3 General Business Uses), located at 2800 South Columbia Road.

Mr. Brooks gave background on the item. He stated that indoor storage at the Columbia Mall has been asked about in the past, but staff has generally not been receptive to that use. Indoor self-storage is the proposed use for the subject property, the former Macy's anchor store at the mall, and this use requires a rezoning from PUD B-2 Shopping Center District to PUD B-3 General Business District. The property has been vacant for quite some time, so the applicant came forward with the proposed self-storage development as they

The next regular meeting is **February 4, 2026**, 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.

were successful in developing self-storage in the former K-Mart. Since this anchor has been vacant for a long time and the property value is declining, staff felt inclined to bring the proposed use forward for consideration. Additionally, excess surface parking on site could potentially be redeveloped in the future. Further, there is a real estate agreement in place that restricts uses on the property until 2028.

Ms. Sande asked whether the proposed development would need to be approved by the Columbia Mall owners even if the rezoning is approved. Mr. Brooks confirmed that this is the case due to the real estate agreement in place.

Russel Crary stated that the developer is in contact with the mall owners and are confident that they can see the project through. Mr. Crary stated that the proposed use is a feasible use of the large, long-vacant space. Also, the proposed development could provoke further redevelopment of the surrounding underutilized surface parking lot. Mr. Crary stated that he has received positive feedback on the proposed development from the community.

Mr. Matson asked if redevelopment of the underutilized surface parking lot has been considered. Mr. Crary stated that it has been considered and is desired by the developer for future. Mr. Crary expressed a desire for stabilizing the current investment, the existing building before entering in discussions of outlots or further transformations but is very interested in the idea long term.

Mr. Budke expressed support for the redevelopment of the site, and especially the underutilized surface parking lot.

**Motion by Sande, second by Budke for approval of request. Motion carried unanimously.**

4-2 Plat of Grand Park First Addition, located at 6300-6800 Blocks of South 20<sup>th</sup> Street.

Mr. Brooks gave background on the item. He stated that the request is to plat 31 lots for the development of single-family residential adjacent to the existing Grand Valley development. The lots are proposed to be 55-ft to 60-ft in width.

Ms. Sande asked if the builder is local. Mr. Brooks confirmed that they are. This development has been purchased by Mr. Bochenski and will be built by Mason Custom Homes Inc. They hope to move quickly and have the units available as quick as possible.

Mr. Budke asked whether the zoning on the lots would be R-1 Single-Family Residential District. Mr. Brooks confirmed that they would be. Mr. Budke stated that zoning the development as R-1 limits its potential to intensify and expressed concerns regarding affordability, long term incremental expansion opportunities as well as generating additional car trips.

The next regular meeting is **February 4, 2026**, 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.

**Motion by Sande, second by Matson for approval of request. Motion carried 5-1 with Budke dissenting.**

- 4-3 Ordinance to amend the zoning map to rezone from Grand Valley PUD to Grand Valley PUD Amendment 1 (A-2 to PUD R-1), located at 6300-6800 Blocks of South 20<sup>th</sup> Street.

Mr. Brooks gave background on the item. He stated that the proposed development is being added into the Grand Valley PUD as it is abutting the Grand Valley development and to convey the larger plan/context for the general area.

**Motion by Matson, second by Sande for approval of request. Motion carried 5-1 with Budke dissenting.**

- 4-4 Annexation of Grand Park First Addition, located at 6300-6800 Blocks of South 20<sup>th</sup> Street.

Mr. Brooks stated that the proposed annexation meets the City's annexation points system.

**Motion by Sande, second by Arel for approval of request. Motion carried 5-1 with Budke dissenting.**

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

- 5-1 Monthly Update

Ms. Edwardson gave the monthly update which included an update on the public input for the pending parking code updates.

- 5-2 Election of Officers

Motion by Arel, second Matson to re-elect incumbent officers. Motion carried unanimously.

## **6. Other Business**

## **7. Adjournment**

Motion to adjourn by Matson. Meeting adjourned at 6:38pm.