



Planning & Zoning Commission Minutes

February 4, 2026, 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

X Zoom Arel X Budke X Klava X Holt X Matson X Reichert X Sande X Wasvick

2. Reading and Approval of Minutes for January 7, 2026, meeting.

Motion by Reichert, 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 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 provided the background and stated this is the final time commission will see this item. He stated no new comments were received after mailings were sent out around 800 ft. Mr. Reichert asked if it was normal to see a mall that has different zoned lots that are apart of the same building. Mr. Brooks stated that it has happened in the past where two different zones are on the same lot but in this case, the entire parcel is looking to go B-3 and that could open things up for other sections nearby.

Public hearing opened.

Philip Hileman, representing GK Real estate, read the letter that had been previously attached to January's agenda to the Commission in opposition of the request.

Public hearing closed.

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

- 3-2 Plat of Grand Park First Addition, located at 6300-6800 Blocks of South 20th Street, with dedication of Street & Highway Ordinance.

Mr. Brooks walked the Commission through the layout and sizes of the proposed lots for this plat. He provided more background on who owns the surrounding properties.

Public hearing opened. Seeing none, public hearing closed.

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

Mr. Budke stated he will still vote no for the next two items. He stated while he understands and acknowledges the virtue of this, he points out some flaws of walkability and interacting with commerce without a vehicle.

Mrs. Sande and Mr. Wasvick agree that housing is normally in place prior to commercial fills in around a neighborhood.

Motion by Reichert, second by Matson for approval of request. Motion carried 7-1 with Budke dissenting.

- 3-3 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 20th Street.

Mr. Brooks provided the information on location and the surrounding established residential area along the east side of South 20th Street. Mr. Brooks states this vacant land is being requested with the corresponding plat item 3-2.

Public hearing opened. Seeing none, public hearing closed.

Motion by Reichert, second by Sande for approval of request. Motion carried 7-1 with Budke dissenting.

4. Communications and Preliminary Approvals

- 4-1 Plat of Grand Reserve First Addition, located at 1400-1900 Blocks of 32nd Avenue South, with dedication of Street & highway ordinance.

Mr. Brooks provided the proposed zoning information while discussing the owner's intent to put in S 17th Street & 34th Ave S. The commercial will be fronting 32nd Ave S and residential will be planned for 30 an acre. Ms. Sande asks when the proposed roads will be developed and functioning and Mr. Brooks said there is no timeframe since there are many hoops and funding to work out first. Sanitary Sewer capacity was discussed by Mr. Brooks, Mr. Reichert and Mr. Grasser. Mr. Grasser stated the sanitary sewer has capacity for what is proposed. He goes on to say, any future changes or additions to development, capacity is closely reviewed.

Mr. Maton asked for the access clarification of the blocks abutting 32nd Ave S. He noted one would be off center. Mr. Brooks stated Planning will look into that not lining up.

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

- 4-2 Ordinance to amend the zoning map to rezone from Desoto PUD Amendment 2 to Desoto PUD Amendment 3, located at 1400-1900 Blocks of 32nd Avenue South.

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

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5. Reports from the Planning Department

5-1 Monthly Update

5-2 2025 Planning Division Annual Report

6. Other Business

7. Adjournment

Motion to adjourn by Reichert. Meeting adjourned at 6:16.