



Planning & Zoning Commission Minutes

March 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

Arel Budke Klava Holt Matson Reichert Sande Wasvick

2. Reading and Approval of Minutes for February 4, 2026, meeting.

Motion by Reichert, second by Klava. Minutes approved as submitted.

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

- 3-1 Plat of Grand Reserve First Addition, located at 1400-1900 Blocks of 32nd Avenue South, with dedication of Street & highway ordinance. *(Applicant has requested that item be postponed until May's meeting.)*

Mr. Brooks stated that the developer has requested to postpone items 3-1 and 3-2 until May's meeting.

Motion by Reichert, second by Budke to postpone item until May's meeting. Motion carried unanimously.

- 3-2 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. *(Applicant has requested that item be postponed until May's meeting.)*

Motion by Reichert, second by Budke to postpone item until May's meeting. Motion carried unanimously.

- 3-3 Resolution to Amend Platted Access Control as Shown on the Plat of Peony First Resubdivision, located at 3600 27th Avenue North.

Mr. Brooks provided background on the item. He stated that the site is the future site of the Agristo industrial development, and previous developers of the site had established access control on the plat to match their proposed driveway access locations. Agristo is planning to utilize different driveway access locations, so the resolution proposes to

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remove the access control along 27th Ave N on the plat. Agristo's proposed driveway locations comply with driveway spacing requirements in code, so a variance to subdivision regulations is not required.

Public hearing opened. No comments. Public hearing closed.

Motion by Reichert, second by Holt to approve resolution. Motion carried unanimously.

4. Communications and Preliminary Approvals

5. Reports from the Planning Department

5-1 Floodplain Ordinance Update

Mr. Brooks provided information regarding an update to the floodplain ordinance in order to comply with new state requirements.

5-2 MPO Project Updates

Ben Ehreth, Executive Director of the MPO, described the role of the MPO and provided information regarding the Metropolitan Transportation Plan update which includes updates to employment and population projections for the region.

5-3 Planning & Zoning Commission By-Laws Update

Mr. Brooks stated that staff has prepared a proposed update to the Planning & Zoning Commission by-laws, and that they will be discussed and approved at a future meeting.

5-4 Monthly Update

Ms. Edwardson gave the monthly update including site plans under review and subcommittee activity.

6. Other Business

7. Adjournment

Motion by Reichert to adjourn. Meeting adjourned at 5:46pm.

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