



Planning & Zoning Commission Minutes

April 1, 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_Arel _X_Budke _X_Klava _Holt _X_Matson _X_Reichert _X_Sande _X_Wasvick

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

Motion by Reichert, second by Matson to approve minutes as submitted. Motion carried unanimously.

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

3-1 Plat of Korynta Lemm Fifth Resubdivision, located at 1562 & 1630 North 52nd Street.

Ms. Grasser gave background on the item. The request is a replat to combine two lots to build a breezeway across the existing lot line. The replat previously got approval in 2022, but the replat was never recorded, so new approvals are required.

Mr. Budke asked whether the existing easement between the two lots will remain with the replat. Ms. Grasser stated that they will, and the proposed breezeway's footings and foundation will be constructed outside the easement as an encroachment agreement is in place.

Public hearing opened. No comments. Public hearing closed.

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

3-2 Plat of Crary's Thirteenth Addition, located at 1000-1100 Block of 60th Avenue South.

Mr. Brooks gave background on the item. The request is to plat twelve lots for the development of twinhomes. He stated that David Drive is no longer planned to extend to the south as originally planned, but a right-of-way corridor is planned for utilities.

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Mr. Budke asked about street connections if David Drive doesn't extend to the south. Mr. Brooks stated that the proposed uses in the area are commercial and multi-family, which would be better suited to have direct access onto 62nd Ave S & Cherry St rather than onto a local roadway. Additionally, the proposed right-of-way corridor could feature a sidewalk in addition to utilities to provide a pedestrian connection from 60th Ave S to future developments along 62nd Ave S.

Public hearing opened. No comments. Public hearing closed.

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

4. Communications and Preliminary Approvals

- 4-1 Ordinance to amend the zoning map to rezone from Crary's Second PUD Amendment No. 6 to Crary's Second PUD Amendment No. 7, located at 1000-1100 Block of 60th Avenue South.

Mr. Brooks gave background on the item. He stated that the PUD is being amended to reflect right-of-way changes, and it includes side yard requirements of 5 feet for the lots platted with Crary's Thirteenth Addition (previous item).

Ms. Arel asked if the development sign on site reflects this zoning amendment. Mr. Brooks stated that staff will request to have it updated.

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

- 4-2 Plat of Southern Estates Thirteenth Addition, located at 3200-3400 Blocks of 46th Avenue South with Street & Highway Ordinance Dedication.

Ms. Edwardson gave background on the item. She stated that the request is to plat 19 lots for the development of detached and attached single family homes. The plat coincides with the following rezoning and annexation items.

The rezoning request is to rezone the proposed platted lots on the north side of 46th Ave S from PUD Ag uses to PUD R-1 Single Family Residence District uses, and the proposed platted lots on the south side of 46th Ave S from PUD Ag uses to PUD R-2 One- and Two-Family Residence District uses. The annexation request is to annex the proposed platted area.

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

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- 4-3 Ordinance to amend the zoning map to rezone from JR's PUD Amendment No. 5 (PUD AG Uses) to JR's PUD Amendment No. 6 (PUD R-1 & R-2 Uses), located at 3200-3400 Blocks of 46th Avenue South.

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

- 4-4 Annexation of Southern Estates Thirteenth Addition, located at 3200-3400 Blocks of 46th Avenue South.

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

- 4-5 Ordinance to amend the zoning map to rezone from Southern Estates PUD Amendment No. 17 to Southern Estates PUD Amendment No. 18 to increase allowable density and allow residential on first floor, located at 4425 South Columbia Road.

Tom Wessley, helseM Architects, gave a presentation on the development. He stated that the proposed project includes a 3-story mixed-use building with commercial on the 1st floor and 32 residential units on the top two floors on the west side of the property and 33 townhome rental units on the east side in order to buffer the mixed-use building from the existing neighborhood. Under the current PUD, the site is limited to a total of 42 residential units with no residential permitted on the first floor. Therefore, the rezoning request is to amend the PUD to increase the residential density overall and allow for residential on the first floor for the townhome units. A neighborhood meeting was held on March 17, 2026, to present the proposed project to the neighborhood.

Ms. Sande asked if the developer has considered selling the townhome units instead of renting them. Mr. Wessley stated that that has not been discussed. Ms. Sande expressed concerns regarding townhome driveway length and vehicles blocking sidewalks and drive aisles. Mr. Wessley stated that there is sufficient space to install longer driveways. Ms. Arel suggested adding guest parking to the development.

Mr. Reichert asked if shared parking with neighboring properties has been considered for the development. Mr. Wessley stated the developer has expressed interest in a shared parking arrangement. Mr. Reichert expressed support for the proposed project, specifically the mixed-use aspect.

Ms. Sande asked if the mixed-use building will feature underground parking for residents. Mr. Wessley stated that there will not be any underground parking.

Mr. Budke expressed support for the massing of the proposed development with the more intense use located along S Columbia Rd. He asked if the townhome tuck-under garages

would be single or double stall. Mr. Wesley stated that they will be double stall. Mr. Budke expressed a desire for the townhome units to feature front door access.

Mr. Matson asked where the residents of the mixed-use building will park and enter the building. Mr. Wesley stated that residents would most likely utilize the parking on the east side of the building and enter from the east. Mr. Matson expressed concerns regarding Fire Department access as the proposed site plan shows only one driveway serving the mixed-use building and 11 townhome units. Mr. Matson asked if site reconfiguration is required, if the design would shift to a 4-story mixed-use building design. Mr. Wesley stated that a 4-story design could be considered to maintain the proposed density.

Mr. Brooks stated that the proposed development fits well with the neighborhood because of the mixed-use building only being 3 stories and townhome buffer between the mixed-use building and the existing neighborhood.

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

- 4-6 Ordinance to amend the zoning map to rezone from R-2 One- and Two-Family Residence District to Knutson Printing PUD with B-1 Limited Business District uses, located at 1323 University Avenue.

Mr. Brooks gave background on the item. He stated that Knutson Printing building experienced a fire earlier this year. Prior to the fire, the print shop operated on the first floor with residential units above. The owners of the business have requested to rebuild to on the same site to continue their print shop operations, but this use is not permitted within the current zoning district of R-2 One- and Two-Family Residence District. Therefore, a rezoning is required to permit print shop uses on site. Mr. Brooks stated that the new building would only feature the print shop with no residential units.

B-1 Limited Business District was chosen as a base zoning district so that the building could be repurposed in the future with only limited business uses (i.e. offices) permitted and retail prohibited. The PUD also features specific development standards including impervious surface area allowance, front yard setback, second front yard setback, and parking requirements to match existing conditions and allow for redevelopment.

Mr. Reichert asked what the ideal zoning configuration would be for this block of University Avenue since there is an existing mix of commercial and residential uses. Mr. Brooks stated that this mixed-use pattern featuring residential and small-scale commercial works well along this corridor, especially because it is a more established neighborhood. Mr. Reichert asked why residential will not be included in the redevelopment. Mr. Brooks stated that that has not been discussed, but parking requirements would have presented an issue.

Ms. Sande expressed support for the request and for the mix of residential and small-scale commercial uses in the neighborhood.

Mr. Budke expressed a desire for similar mixed-use neighborhood design in other areas of the city. Mr. Budke and Ms. Sande voiced support for the inclusion of a second story above the print shop to resemble the former building's massing.

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

- 4-7 Ordinance to amend section 18-0220 relating to F-1 (Floodway) and F-2 (Floodplain) Districts.

Mr. Brooks stated that City Council approved a new floodplain ordinance that relocated all floodplain regulations to Chapter XVIII, so this amendment is to remove the existing floodway and floodplain definitions and regulations located in Chapter XVIII Section 18-0220.

Mr. Budke asked why the floodplain regulations were relocated to Chapter XVIII. Mr. Brooks stated that after internal discussions with staff and the City Attorney's office, it was decided to rewrite the regulations to comply with new state law and move them to Chapter XVIII which includes all building safety-related ordinances.

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

5. Reports from the Planning Department

- 5-1 Proposed Parking Ordinance Update Presentation

Ms. Edwardson presented the proposed parking ordinance update. The update includes right-sized parking formulas across all uses, the introduction of parking requirement maximums, the provision of off-site parking, shared parking, counting on-street parking, administrative flexibility to reduce requirements, and methods to reduce parking requirements. Preliminary action will be taken on the proposed ordinance at May's meeting. The full presentation and ordinance can be found on the City website.

- 5-2 Monthly Update

Ms. Grasser gave the monthly update.

6. Other Business

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Mr. Brooks stated that Al Grasser is retiring, so a new Planning & Zoning Commission representative needs to be appointed to the MPO Executive Board.

Wasvick made a motion to appoint Ryan Brooks to the MPO Executive Board as the Planning & Zoning Commission representative through 2026, second by Sande. Motion carried unanimously.

7. Adjournment

Motion to adjourn by Reichert. Meeting adjourned at 6:46pm.