

Planning Commission
October 17, 2024 Minutes
4:00 pm – Wahpeton City Hall Community Room

Members Present: Tiana Bohn, Matt Dockter, Ellis Hickel and Jesse Sedler (via phone).

Others Present: Carla Broadland, Darcie Huwe, Todd Johnson, Dennis Miranowski, Cheryl O'Meara.

Dockter called the meeting to order at 4:12 pm.

Motion by Bohn, second by Hickel to approve the minutes from the October 7, 2024 meeting. Motion carried.

Off-Street Parking in Residential Areas

The property owner submitted zoning ordinances from West Fargo prior to the meeting. The committee reviewed this information and was unsure what the property owner was asking. No action was taken until the property owner is in attendance. **Motion by Bohn, second by Hickel to table Off-Street Parking in Residential Areas since the property owner was not in attendance at the meeting. Motion carried.**

Re-zone request for a single-family home in mobile home park

Johnson reviewed the re-zone request for 418 11th Street South and presented a map of the area. The owner wants to rezone the property to R-2 to be able to sell the home separately. This is a non-conforming use of the land, but has been grandfathered in. In April, 2012, Ord. 943 was created to allow the structure to be rebuilt in a non-conforming area if it had been destroyed by fire or natural disaster. Discussion held regarding the parcel lines and utility connections in that area. Future land use was also discussed as it is planned for Mixed Industrial. **Motion by Bohn, second by Sedler to deny the Re-zone request for a single-family home at 418 11th Street South, in Red River Mobile Home Park. Motion carried.** Johnson and Broadland will reach out to the property owner with this information.

Addition of New Planning Commission Member

Huwe stated she had contacted someone for the position and this person declined becoming a member. The Planning Commission is asked to reach out to a few people and submit the names to Chair DeVillers prior to the next meeting.

The next Planning Commission meeting is scheduled for November 4th at 4:00 pm.

Motion to adjourn by Hickel, second by Bohn. Motion carried.

Meeting adjourned at 4:32 pm.

Submitted by O'Meara