

Planning Commission
August 19, 2024 Minutes
4:00 pm – Wahpeton City Hall Community Room

Members Present: Tiana Bohn, Damon DeVillers, Matt Dockter, Ellis Hickel, Jesse Sedler, Bryan Wolfgram.

Others Present: Chris DeVries, Brittany Hatting, Darcie Huwe, Dennis Miranowski, Cheryl O'Meara.

DeVillers called the meeting to order at 4:00 pm.

Motion by Sedler, second by Dockter to approve the minutes from the July 30 meeting. Motion carried.

New Construction Renaissance Zone Project at 103 9th Street North

O'Meara presented an RZ project for a 782 square foot addition to Wahpeton Family Dentistry, dba Haley Properties LLC. Construction cost was originally estimated at \$350,000 but the bid came in at over \$600,000. The business is also planning on adding \$300,000 in new equipment. The owner is still deciding whether or not to proceed with the project based on the high bid, but the Planning Commission was asked to move forward in the case that he pushed ahead. This would be an 8-year exemption with a benefit of \$4,436 per year. **Motion by Bohn, second by Dockter to recommend the City Council approve the new construction Renaissance Zone project at 103 9th Street N as presented. Motion carried.**

Renaissance Zone Lease Project for 103 9th Street North

O'Meara also presented an RZ lease project for Haley Properties LLC. This would be a 5-year income tax exemption through the State of North Dakota for the business. **Motion by Dockter, second by Wolfgram to recommend the City Council approve the Renaissance Zone lease project at 103 9th Street N as presented. Motion carried.**

Addressing Along the 210 Bypass

Discussion with land owners is ongoing. Hatting will continue working with this. No action was taken.

Hatting asked that discussion of the zoning of tobacco stores be added to the next agenda.

Motion to adjourn by Dockter, second by Wolfgram. Motion carried.

Meeting adjourned at 4:16 pm.

Submitted by DeVries