

**EAST GRAND FORKS  
REGULAR  
PLANNING COMMISSION MINUTES  
Thursday, June 14, 2018 – 12:00 Noon  
East Grand Forks City Council Chambers**

**CALL TO ORDER**

President Powers, called the June 8, 2018 meeting of the East Grand Forks Planning Commission to order at 12:10 p.m.

**CALL OF ROLL**

On a Call of Roll the following members were present: President Mike Powers, Commissioners, Gary Christianson, Kevin Marcott, Randy Boushey and Chad Erickson. Marc DeMers arrived at 12:28

Absent: and Charles Gordon.

Guest(s) present: Dave Robertson, Luke Welle, City Intern, Gary Kluzak and Earl Haugen, MPO.

Staff present: Nancy Ellis, East Grand Forks City Planner; Brenda Ault, Executive Assistant.

**DETERMINATION OF A QUORUM**

A quorum was present.

**COMMUNICATION**

Cell Tower Update: denied at the golf course location. Valley Golf is working on a new location between the dyke and clubhouse

**APPROVAL OF THE MINUTES OF THE March 8, 2018 REGULAR MEETING AND ORGANIZATIONAL MEETING**

A Motion was made by Commissioner Marcott, Seconded by Commissioner Erickson to approve the minutes from the March 8, 2018, Regular Meeting. M/S/P- Marcott, Erickson; 5-0, mc.

**OLD BUSINESS**

None

**NEW BUSINESS**

**Matter of Approval to rezone a portion of the Pesch Property (south of Greenway Boulevard and West of Bygland Road) from R-1 to R-2 before platting takes place**

A Motion was made by Commissioner Christianson, Seconded by Commissioner Erickson to open the Public Hearing. M/S/P- Christianson, Erickson; 5-0, mc.

CP Ellis explained that the applicants are rezoning less than one acre of the property that runs along 14<sup>th</sup> Avenue SE (Lots 1-3 in proposed Emerson Estates 2<sup>nd</sup> Addition plat). Rezone approximately 1 acre from R-1 Single Family Residential to R-2 Two Family Residential. Area (Lot 4 in proposed plat) around cell tower will remain R-1 and undeveloped.

This property was annexed into the City in early April 2007. At that time, zoning was established for the site. The zoning request was for both C-2 and R-1. In 2016. The Pesch's and Mr. Robertson rezoned the north portion of the property to PUD for twinhome development and rezoned the south portion to R-1 for consideration of single family homes. Mr. Robertson would like to purchase the south portion of the Pesch property and build a tri-plex townhome unit along 14<sup>th</sup> Avenue SE that would mirror the twinhomes to the north. The property will be platted if the rezoning request is approved and he has submitted a plat for review, lot 4 around the cell tower will remain undeveloped.

The property is a good fit for R-2 zoning. The upper triangular piece is zoned PUD with R-2 district guidelines as the underlying PUD requirements and is appropriate zoning because it would match the PUD plan to the north.

CP Ellis recommended that the Commissioner's approve the rezone request, for the property along 14<sup>th</sup> Street SE from R-1 to R-2 and leave the remaining undeveloped portion as R-1; with 3 lots having zero lot lines.

A Motion was made by Commissioner Christianson, Seconded by Commissioner Erickson to close the Public Hearing. M/S/P- Christianson, Erickson; 5-0, mc.

A Motion was made by Commissioner Christianson, Seconded by Commissioner Marcott to approve the rezone. M/S/P- Christianson, Marcott; 5-0, mc.

### **Matter of Preliminary and possible Final Approval of Emerson Estates Second Addition**

A Motion was made by Commissioner Marcott, Seconded by Commissioner Erickson to open the Public Hearing. M/S/P- Marcott, Erickson; 5-0, mc.

CP Ellis stated that the applicants; Richard and Diane Pesch and Dave Robertson are requesting preliminary and possible final approval of Emerson Estates Second Addition to the City of East Grand Forks. R-2 is the current zoning, currently vacant land; the parcel is located west of Bygland Road and south of Greenway Boulevard.

This is a preliminary and possibly final plat application for Emerson Estate Second Addition. The property will be platted for one triplex townhome development (Lots 1-3) with Lot 4 remaining empty of development due to the cell tower setback for structures and lack of access from Bygland Road. The property was originally zoned C-2 Highway Commercial, rezoned to R-1 Single Family Residential and if the partial rezone is approved; will allow for this property to be platted for construction of a single triplex to be built along 14<sup>th</sup> Ave SE.

Greenway Boulevard is a low priority roadway with access control and allows for no single residential access, however, 14<sup>th</sup> Avenue SE has no access control and allows for residential access off of 14<sup>th</sup> Avenue. The Triplex will face 14<sup>th</sup> Avenue SE and will look the like the twinhome development to the north of Greenway Boulevard and along 14<sup>th</sup> Ave SE.

CP Ellis recommends that the Commissioner's approve the rezone request, with the following recommendations.

- 1) Submit a digital file to planning office.
- 2) Submit a grading plan to the planning office.
- 3) Add drainage easements to the south property line and along the easement on the east side of Lots 1-3.
- 4) Minor text changes on the plat
  - access control line along Greenway Boulevard

A Motion was made by Commissioner Erickson, Seconded by Commissioner Christianson to close the Public Hearing. M/S/P- Erickson, Christianson; 5-0, mc.

A Motion was made by Commissioner Erickson, Seconded by Commissioner Marcott to approve the request according to the conditions listed above. M/S/P- Erickson, Marcott; 5-0, mc.

Commissioner Demers arrived at 12:28 p.m.

### **OTHER BUSINESS**

CP Ellis stated the agenda stated none, but Earl Haugen was present from the MPO to give an update on the street/highway plan.

Haugen reported that a new bridge location had been added to the list; Elks Drive and a comparison of each crossing is available for review.

Commissioner Christianson questioned why the construction costs were so different for the locations. Haugen replied that it listed the physical bridge costs, high/dry vs.

floodable and raising the bridges. He also outlined some of the range of alternatives for the 2030/2045 Plan, which is just shy of 9 million

The Commissioner's also asked several questions about the state of several of Grand Fork's roads and the plans to repair them. Haugen replied that several other projects were already in the works and would impact the repair projects needed.

Haugen also talked about the River Crossing Analysis and the scope of work required:

- Review transportation impacts of 5 river crossing locations
- Improve local traffic and connectivity
- Use 2045 travel demand model
- Review impacts on:
  - Existing crossings
  - Neighborhoods
  - Local and regional roadway network
- Compare impacts of each crossing.

### **ADJOURNMENT**

A Motion was made by Commissioner Erickson, Seconded by Commissioner Marcott to adjourn the meeting at 12:44 pm. M/S/P- Erickson, Marcott; 6-0, mc.

Respectfully submitted by,

Brenda Ault  
Executive Assistant