

**EAST GRAND FORKS
REGULAR
PLANNING COMMISSION MINUTES
Wednesday, August 2, 2023 – 12:00 Noon**

CALL TO ORDER

Mike Powers, President called the August 2, 2023 meeting of the East Grand Forks Planning Commission to order at 12:03 pm

CALL OF ROLL

On a Call of Roll the following members were present: Commissioners: Mike Powers, Richard Audette, Chad Erickson, Brad Ortzman, Karen Peterson and Gary Christian.

Absent: Randy Boushey

Guest(s) present: None

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

DETERMINATION OF A QUORUM

A quorum was present.

COMMUNICATION

None

APPROVAL OF THE MINUTES OF THE June 14, 2023 REGULAR MEETING

A Motion was made by Commissioner Erickson, Seconded by Commissioner Audette to approve the minutes from the June 14, 2023 Regular Meeting M/S/P- Erickson, Audette; 6-0, mc.

OLD BUSINESS

None

NEW BUSINESS

Public Hearing. Matter of preliminary and possible final approval of the Pace Addition.

CP Ellis informed the Commissioner's that the applicant is requesting final approval of the Pace Addition being a Replat Lots 1-6 and Lot 13 and a vacated alleyway of Block 28 and Block 29 part of Traill's Addition; Outlot 13 of the Auditor's Plat of Outlots; and Govt Lots 5 and 6 in Section 1, Twp 151N, Range 51W in Polk County

Commissioner Erickson motioned to open the Public Hearing, Commissioner Ortzman seconded the Motion.

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CP Ellis stated that the public hearing was open and said that we have received an application from Jake Green, Green Life Properties LLC, to replat Lots 1-6 and Lot 13 and a vacated alleyway of Block 28 and Block 29 part of Traill's Addition; Outlot 13 of the Auditor's Plat of Outlots; and Govt Lots 5 and 6 in Section 1, Twp 151N, Range 51W in Polk County. These lots are located along 2nd Avenue NE and 2nd Street NE, just south of the railroad tracks. There are several buildings located within the existing lots (including Pace Painting and three others along 2nd St NE) and this new plat will combine lots that have buildings on them, define and access easement/alleyway to create 4 new lots.

The developer would like to vacate the alley between Lots 1 and 2 and replace with a 19' utility ingress/egress easement running from the west corner of Lot 1 to the east corner of Lot 1. They will also show the vacated Right Of Way (ROW) of 3rd Ave NE (runs north/south) between Lot 2 and Lots 3 and 4; replacing the vacated ROW with a 20' ingress/egress easement for vehicles.

This plat will combine old lots, combine newly purchased property with old lots, show vacated Rights-of-way, and take easements where necessary. The new plat will make the legal descriptions cleaner and make it easier to sell. No change to the zoning district or use was requested.

Commissioner Christianson motioned to close the Public Hearing, Commissioner Peterson seconded the Motion.

Commissioner Christianson motioned to Approve the final plat of Pace Addition with the condition they submit a digital plat to the Planning Office, Commissioner Erickson seconded the Motion. M/S/P- Christianson, Erickson; 6-0, mc.

CP Ellis stated she is planning on reviewing the districts and updating them, as needed, every couple of years to meet the needs of the Commercial and Industrial Districts.

Public Hearing. Matter of preliminary and possible final approval of the Gateway East 5th Resubdivision

Commissioner Erickson motioned to open the Public Hearing, Commissioner Ortzman seconded the Motion.

CP Ellis informed the Commissioners that the Developer has asked that this plat be tabled.

Commissioner Erickson motioned to close the Public Hearing, Commissioner Ortzman seconded the Motion.

OTHER BUSINESS

None

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ADJOURNMENT

Commissioner Erickson motioned to adjourn the meeting, Commissioner Christianson seconded the Motion.

Respectfully submitted by,
Brenda Ault
Executive Assistant