

**PLANNING COMMISSION
MEETING AGENDA
JUNE 27, 2016**

CHAIR: JOHN ZIMMERMAN

VICE CHAIR: PAM KARPENKO

SUBJECT: THE CITY PLANNING COMMISSION WILL MEET IN REGULAR SESSION AT 6:30 PM ON MONDAY, JUNE 27, 2016, IN CITY COUNCIL CHAMBERS, 515 2nd AVENUE SW.

ROLL CALL.

PLEDGE OF ALLEGIANCE.

APPROVAL OF MAY 31, 2016, MINUTES OF REGULAR MEETING.

SUGGESTED ITEMS ON CONSENT: 3 & 4

1. Holbach Homestead, Lot 1

Application by Northern Plains Equipment represented by Greg Bierschbach, for a variance to allow a second sign on Holbach Homestead, Lot 1.

This property is located at 1915 Hwy 2 Bypass East.

2. Minot AG Complex 6th Addition, Lot 5

Application by AGT Foods USA, represented by Les Knudson, for a variance to Section 23-6 (e) of the Zoning Ordinance regarding paving requirements on Minot AG Complex 6th Addition, Lot 5.

This property is located at 625 42nd ST NE.

3. Section 22-155-82, Outlot 8

Application by Nedrose School represented by Charles Miller, to change the zone from AG (Agricultural) District to P (Public) District on Section 22-155-82, Outlot 8.

Also, as part of the Public District a Conditional Use Permit is required to allow Nedrose School to exist on Section 22-155-82, Outlot 8.

This property is located at 6900 Hwy 2 E.

4. Section 36-156-83, Outlot 2

Application by William Nissen to change the zone from C2 (General Commercial) District to M1 (Light Industrial) District on Section 36-156-83, Outlot 2.

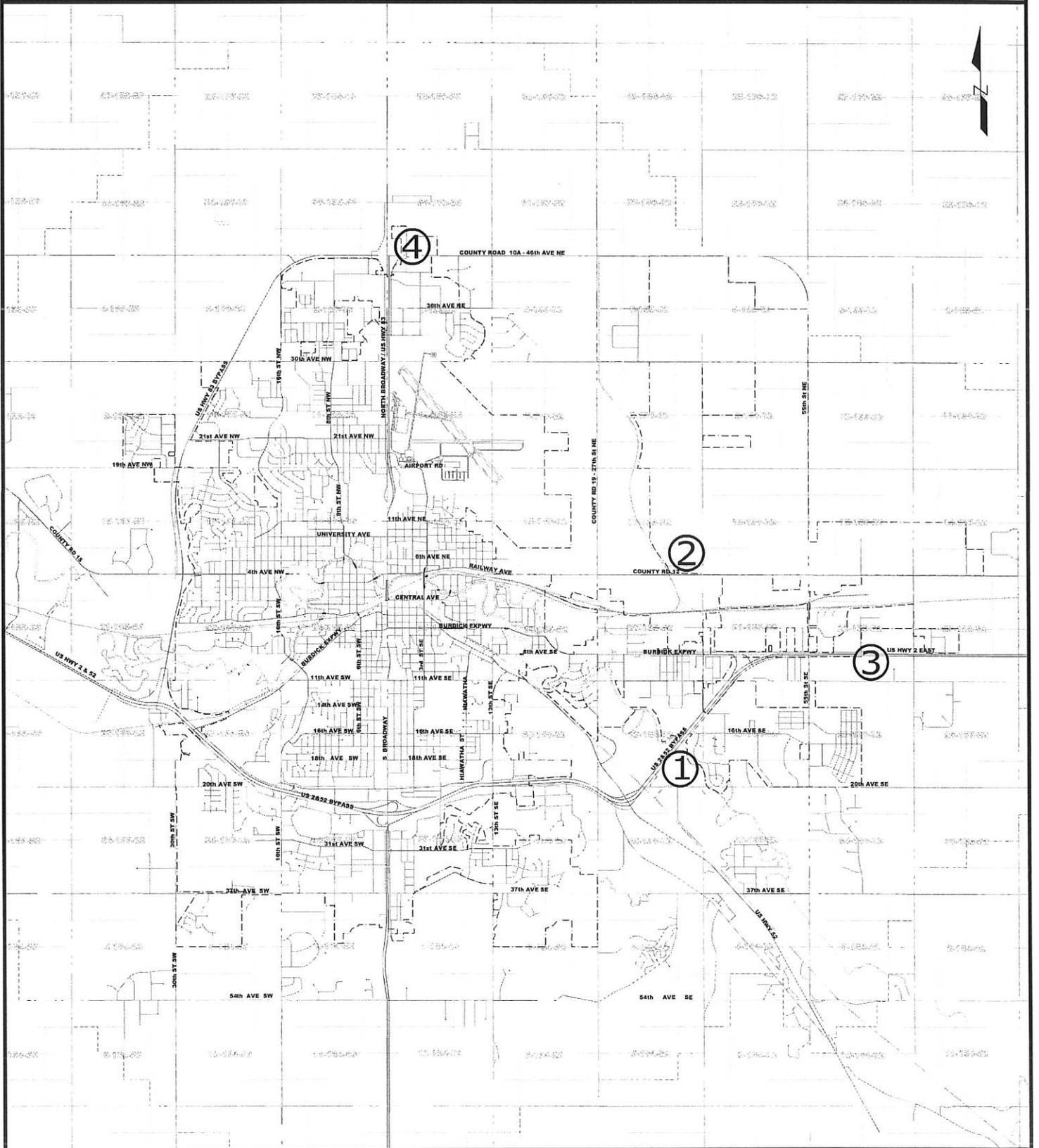
Also, to amend the Future Land Use map to change the designation from Office Business Park to Industrial on Section 36-156-83, Outlot 2.

This property is located at 125 46th Ave NE.

Other Business

5. Public hearing to adopt the Minot Brownfields Redevelopment Areawide Plan. This project was funded by the US Environmental Protection Agency through a grant to provide a framework for redevelopment of brownfield properties. This plan presents Minot's brownfield areawide planning process and illustrates potential redevelopment opportunities. <http://www.minotnd.org/DocumentCenter/View/1933>
6. Staff updates.

VICINITY MAP for JUNE 2016 PLANNING AGENDA



Meeting Date:	06/27/2016	Item #:	1
Project #:	8016-6.1	Staff Recommendation:	DENIAL
Development Title:			
Current Legal Description:	Holbach Homestead, Lot 1		
Address: (if applicable)	1915 Hwy 2 Bypass East		
Current Zoning:	M2	Proposed Zoning:	M2
Guided Use:	The subject property is located outside the City limits, within the two (2) mile ETA (extraterritorial area) Plan.		

Applicant/Owner: Northern Plains Equipment
1915 Hwy 2 Bypass East
Minot ND 58701
(701)838-8884
gregb@northernplainsequipment.com

Rep/Contractor: Greg Bierschbach
1915 Hwy 2 Bypass East
Minot ND 58701
(701)838-8885
gregb@northernplainsequipment.com

Zoning Ordinance Ref: Section 32-2 Variance
Section 22: Sign Regulations
Section 22-11: Industrial Districts Allowable Signage (M1, M2, M3, M4):

a) Freestanding sign or monument/ground sign:

One (1) freestanding sign is allowed per business establishment, provided that no more than two (2) business establishments are located on the same lot. Where more than two (2) business establishments are located on the same lot, and an additional freestanding sign is sought, a site plan must be submitted to the Planning Commission for review as a Conditional Use Permit. However, in multi-use establishments it is strongly recommended that a common sign be shared by all business establishments. In addition to one freestanding or monument/ground sign, a business establishment may have one projecting or wall sign.

PROJECT DESCRIPTION:

REQUEST(S): The applicant is requesting:

- A **variance** to allow a second sign on Holbach Homestead, Lot 1.

- This property is located at 1915 Hwy 2 Bypass East.

EXECUTIVE SUMMARY AND CITY STAFF CONSIDERATIONS:

SUMMARY/CONDITIONS/ISSUE:

The applicant is requesting a variance to allow a second sign on the above mentioned property. Under Section 22-11, allowable signage for industrial district is one (1) freestanding sign per business establishment. Where more than two (2) business establishments are located on the same lot, an additional freestanding sign maybe sought as a Conditional Use Permit.

The subject address houses two businesses: Magic City Oil and Northern Plains Equipment. Northern Plains Equipment is the primary user of the address while Magic City Oil occupies a couple of offices within the building.

For a fair and equitable distribution of signage, each business is entitled to a freestanding sign with a CUP as stated in Section 22-11. What this request does is it utilizes all allowable signs for one business. Magic City Oil will not be able to obtain freestanding signage in the future if sought after.

Northern Plains Equipment represents Case II and New Holland implement and as such they are required to have signage for both implements. The Zoning ordinance does not address signage for dealerships but rather the norm has been to have one sign with different brand names, which the ordinance allows.

No apparent hardship outlined in section 30-2 was found for staff to support the granting of a variance. Staff does not support request.

FINDINGS OF FACT:

Finding of Facts:

1. The subject property is zoned M2, Heavy Industrial District.
2. The request does not meet Section 22-11 Industrial Districts allowable Signage for a freestanding sign.
3. Section 30-2, the request does not meet the general intent of this section.
4. The proposed variance request does not demonstrate a hardship identified in Section 30-2.

Conditions

1. The subject property is subject to all signage regulations of Section 22, and 2 signs would be allowed for all businesses as stated in Section 22.

DEVELOPMENT SUMMARY CHART:

Site Area: 48.52 acres

PLANNING DEPARTMENT CONSIDERATIONS

CURRENT ZONING, LAND USES & RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The property under consideration is currently zoned M2, Heavy Industrial District. Properties to the north and east are zoned R1, Single Family and M1, Light industrial District; properties to the south and west are zoned AG, Agricultural, RA, Residential Agricultural and M2. The subject property is located outside the City limits, within the two (2) mile ETA (extraterritorial area) Plan.

VARIANCE REVIEW/HARDSHIP:

Before granting a variance, the Planning Commission must specifically find that it can be granted without substantial detriment to the public good and without actually impairing the general purpose and intent of the comprehensive plan as established by the regulations and provisions contained in this ordinance.

- | | |
|---|---|
| <input type="checkbox"/> Narrowness or Shallowness or shape of lot. | <input type="checkbox"/> Exceptional practical difficulties. |
| <input type="checkbox"/> Exceptional topographical conditions. | <input type="checkbox"/> Unreasonable hardship. |
| <input type="checkbox"/> Property rights enjoyed by neighbors. | <input type="checkbox"/> Other exceptional situation (explain below). |
| <input checked="" type="checkbox"/> Does <u>NOT</u> meet criteria for a variance (explain below). | |

Zoning Ordinance, Section 30-2 a

Granting of Variances: The granting of variance shall be considered under the following conditions: Whereby, a reason of:

1. Exceptional shallowness or shape of a specific piece of property;
2. Exceptional topographical conditions, or
3. Other extraordinary or exceptional situation or condition of a specific piece of property the strict application of any provision of this ordinance would result in:
 - Exceptional practical difficulties (without the variance *reasonable use of the property* is not possible); or
 - Unreasonable hardships (due to circumstances unique to the property not created by the landowner, that would otherwise allow for *reasonable use of the property*) upon or fundamental unfairness to the owner of such property (as opposed to mere or even substantial inconvenience); or
 - The denial to a property owner of a similar property right enjoyed by other property owners in the neighborhood – the Planning Commission may authorize, after notice and hearing, a variance to the *strict application* of the terms of this ordinance to the extent that justice may be done.

PLANNING LOCATION MAP:

Planning Map with Future Land Uses



Location Branding Document

City/State: Minot, ND
Address: 1915 Highway 2E Bypass
Creation Date: 05-29-2015
Revised: 06-29-2015



C45318

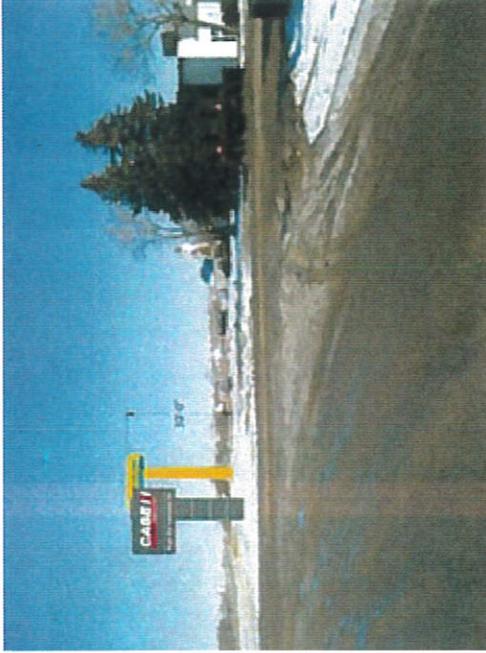
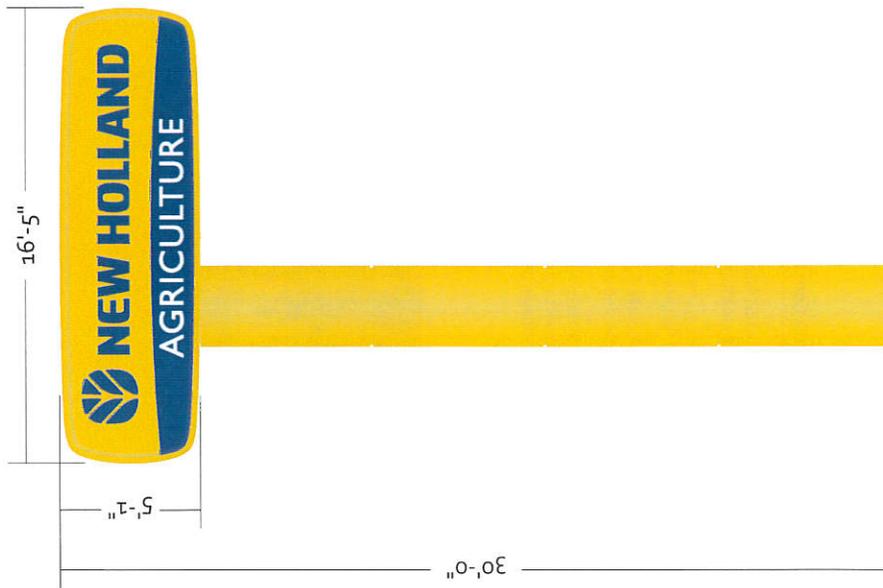


Pylon Sign - Single Brand

S2

P-84A

Install new D/F pylon sign where indicated in after photo.



Scale: 1:80



Revisions:

X	
X	
X	
X	

File Location:
ArtDept\CoreColors\CasaH

Date: 05-29-2015

Designer: BD

PM: RS

City/State: Minot, ND

Address: 1915 Highway 2E Bypass

Drawing #

Site Name

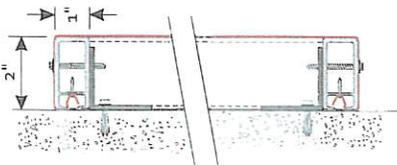
C45318-S2

1

S3

Custom Fascia Band

Install new custom non-illuminated fascia band as shown.



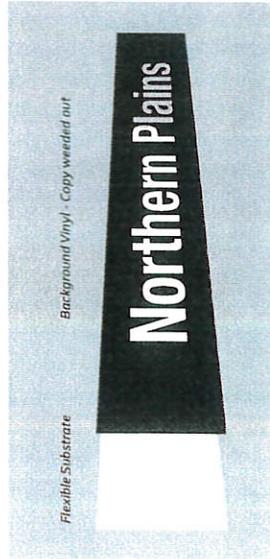
General Construction Specifications

1" x 2" x 1/8" Aluminum milliken framework w/staple groove, all welds to be ground smooth.

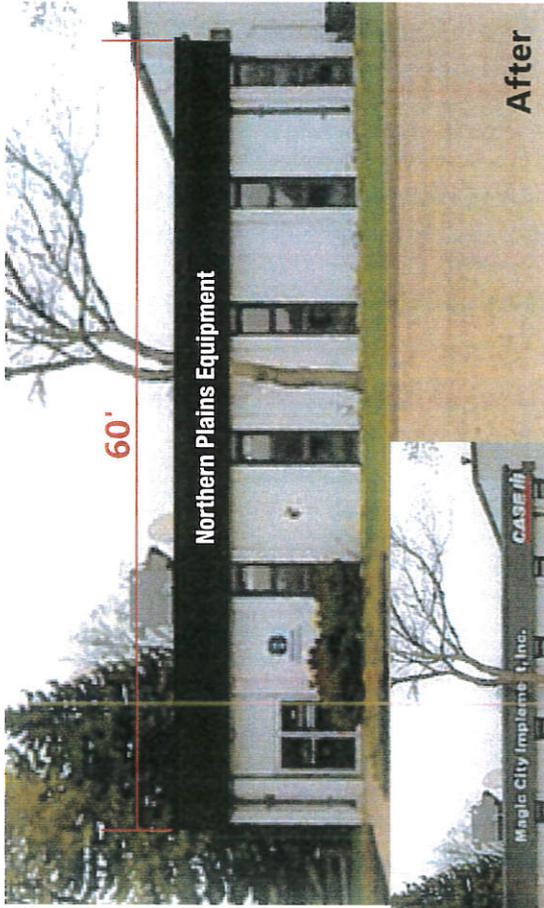
1 3/4" x 1 3/4" x 1/8" Aluminum angle mounting strips, secured to wall first, located at top and bottom of framework.

Arlon Flexible Substrate faces are tensioned and staple stitched to staple groove in backside of framing

Sheet Metal screws with Neoprene washers must be used to attach framework to mounting angles to avoid material tears or failure. Screws should be painted to match gray vinyl.



Arlon Vinyl
#2522 Black



Scale: 1:40



priority sign

Revisions:

Revised dealer name and panels / 6.29.15 / BD	X
	X
	X

File Location:
ArDept\CoretColons\CaseIH

Date: 05-29-2015
Designer: BD PM: RS

City/State: Minot, ND
Address: 1915 Highway 2E Bypass

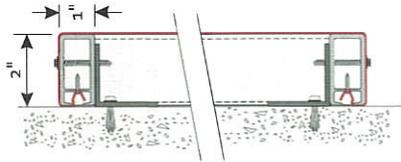
Drawing # C45318-S3
Site Name

Dealer Panel

S4

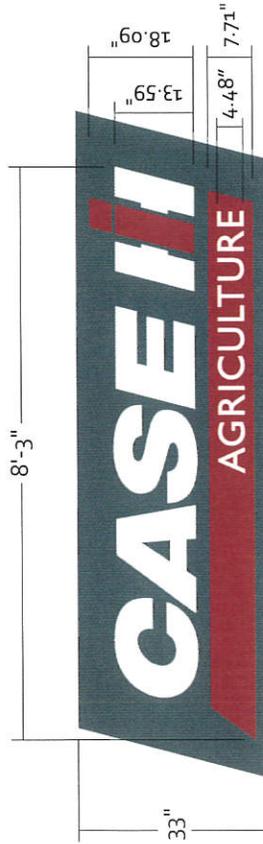
Dealer Panel

Install new dealer panel on the left side of sign band.

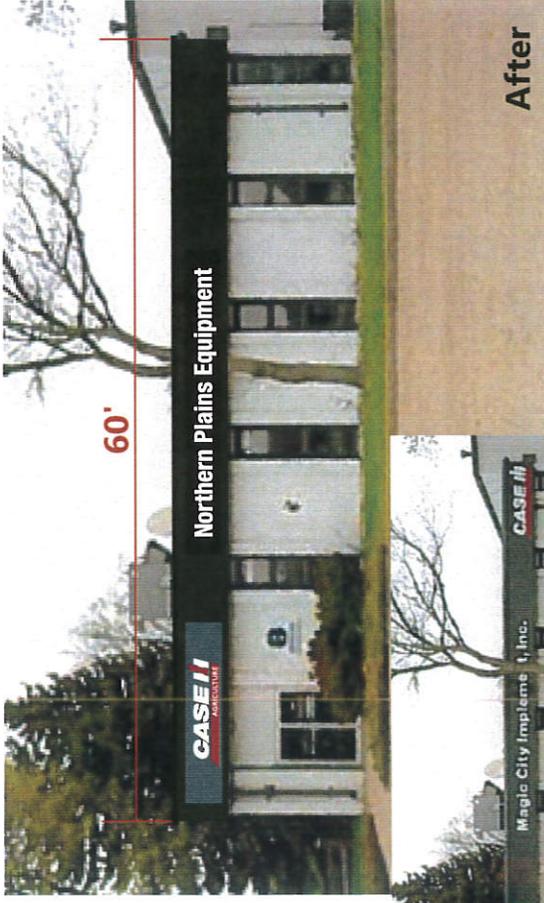
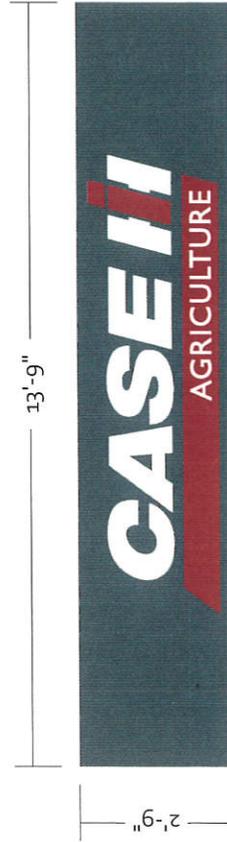


General Construction Specifications

- 1" x 2" x 1/8" Aluminum milliken framework w/staple groove, all welds to be ground smooth.
- 1 3/4" x 1 3/4" x 1/8" Aluminum angle mounting strips, secured to wall first, located at top and bottom of framework.
- Arlon Flexible Substrate faces are tensioned and staple stitched to staple groove in backside of framing
- Sheet Metal screws with Neoprene washers must be used to attach framework to mounting angles to avoid material tears or failure. Screws should be painted to match gray vinyl.



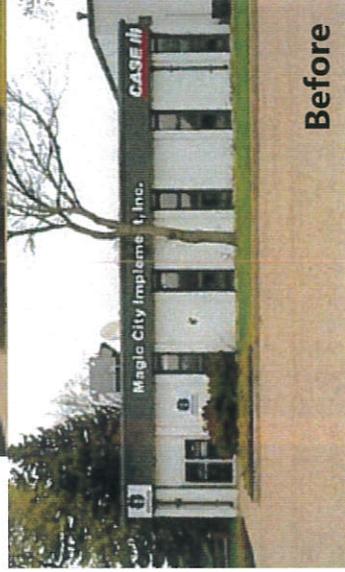
Scale: NTS



Northern Plains Equipment

60'

After



Before



Arlon Translucent Vinyl
#2500-3356 Dk. Grey



Arlon Translucent Vinyl
#2500-83 Regal Red



Arlon Opaque Vinyl
#2100-49 Matte White



Flexible Substrate Background Vinyl - Copy weeded out

CASE II
AGRICULTURE

Red Vinyl Inserts

Revisions:		
Revised after photo / 6.29.15 / BD	X	
	X	
	X	
	X	

File Location:
Ar\Dept\Cone\Colors\CaseII

Date: 05-29-2015

City/State: Minot, ND

Drawing #

Address: 1915 Highway 2E Bypass

Site Name

C45318-S4

Scale: 1:40



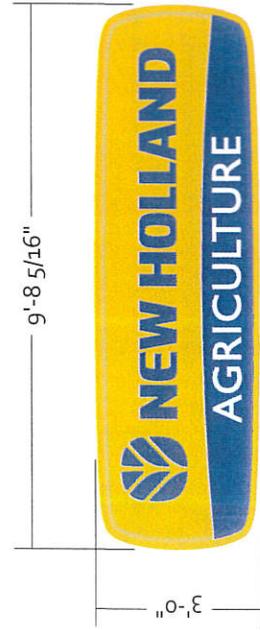
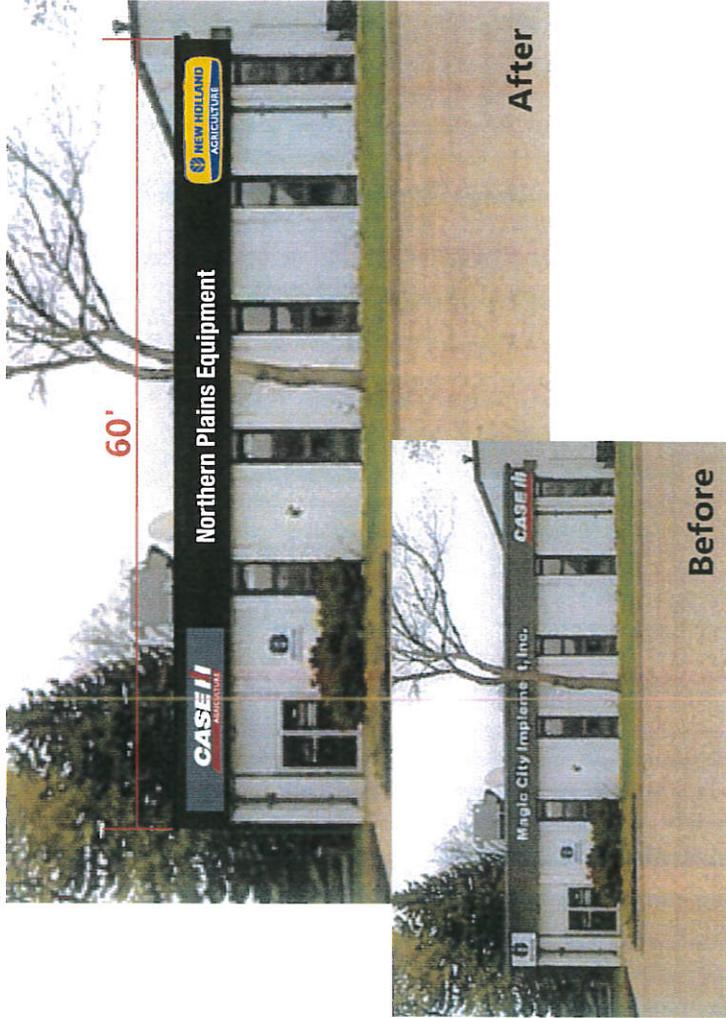
prioritysign

Dealer Wall Sign

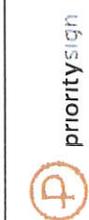
S5

FW-30A

Install new dealer wall sign on the right side of sign band.



Scale: 1:40



Revisions:

Revised after photo / 6.29.15 / BD	X
	X
	X
	X

File Location:
Ar\Dept\Care\Colors\CaselH

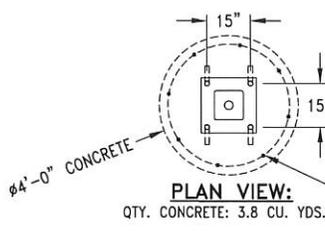
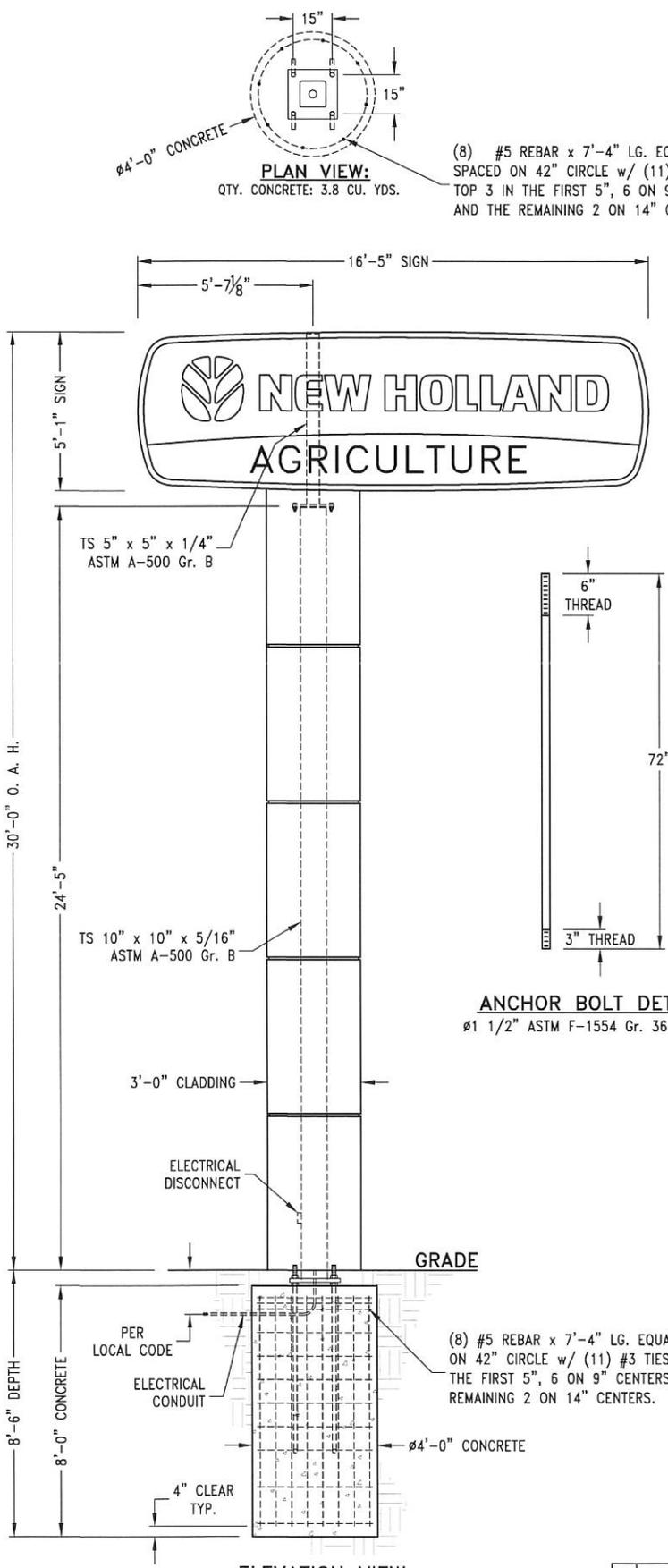
Date: 05-29-2015
Designer: BD PM: RS

City/State: Minot, ND
Address: 1915 Highway 2E Bypass

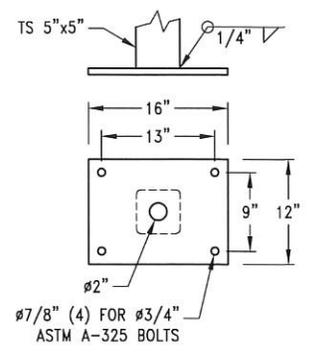
Drawing #
Site Name

C45318-S5

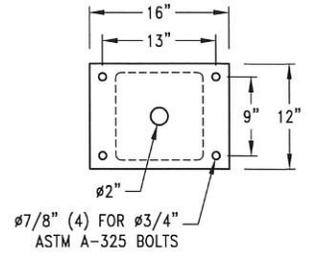
#1



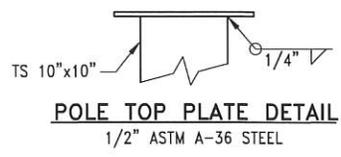
(8) #5 REBAR x 7'-4" LG. EQUALLY SPACED ON 42" CIRCLE w/ (11) #3 TIES, TOP 3 IN THE FIRST 5", 6 ON 9" CENTERS, AND THE REMAINING 2 ON 14" CENTERS.



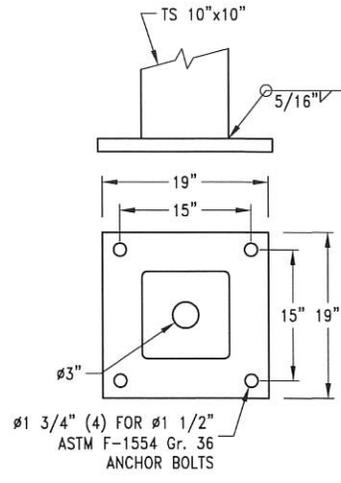
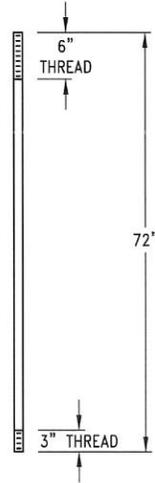
SIGN MOUNTING PLATE DETAIL
1/2" ASTM A-36 STEEL



POLE TOP PLATE DETAIL
1/2" ASTM A-36 STEEL



ANCHOR BOLT DETAIL
ø1 1/2" ASTM F-1554 Gr. 36 STEEL



BASE PLATE DETAIL
1 1/2" ASTM A-36 STEEL

SITE:
Northern Plains Equipment
1915 Highway 2E Bypass
Minot, North Dakota 58701

- DESIGN NOTES:**
- Concrete shall have a minimum compressive strength of 3000 PSI at 28 days.
 - Reinforcing steel shall be ASTM A-615 Gr. 60.
 - Caisson footing designed using a soil bearing force of 150 PSF per foot Lateral. If this soil condition does not exist, it is the Erector's responsibility to have a new base designed for the existing soil conditions by a Licensed Structural Engineer.
 - Anchor bolts shall be ASTM F-1554 Gr. 36 steel.

DESIGN WIND LOAD:
Based on the North Dakota State Building Code (2012 IBC) using Risk Category II, Exposure B and 115 mph wind speed.

A	04 Apr 16	RELEASED FOR PERMITTING	J. HOGAN
REV	DATE	DESCRIPTION	APPROVED
Robert-James & Associates, Inc.			
12255 West 187th Street, Mokena Illinois 60448-9737 phone: 708-479-8385 fax: 708-479-8395 email: rja37@comcast.net			
TITLE 30'-0" OAH CLADDEN SINGLE POLE FOR OFFSET 5'-1" x 16'-5" ID SIGN			
DRAWN BY	DATE	SCALE	DRAWING NUMBER
A. KLOTZKE	04 Apr 16	NONE	1604001
CHECKED BY	DATE		SHEET
J. HOGAN	04 Apr 16		1 OF 1
			REV. A



06.07.2011

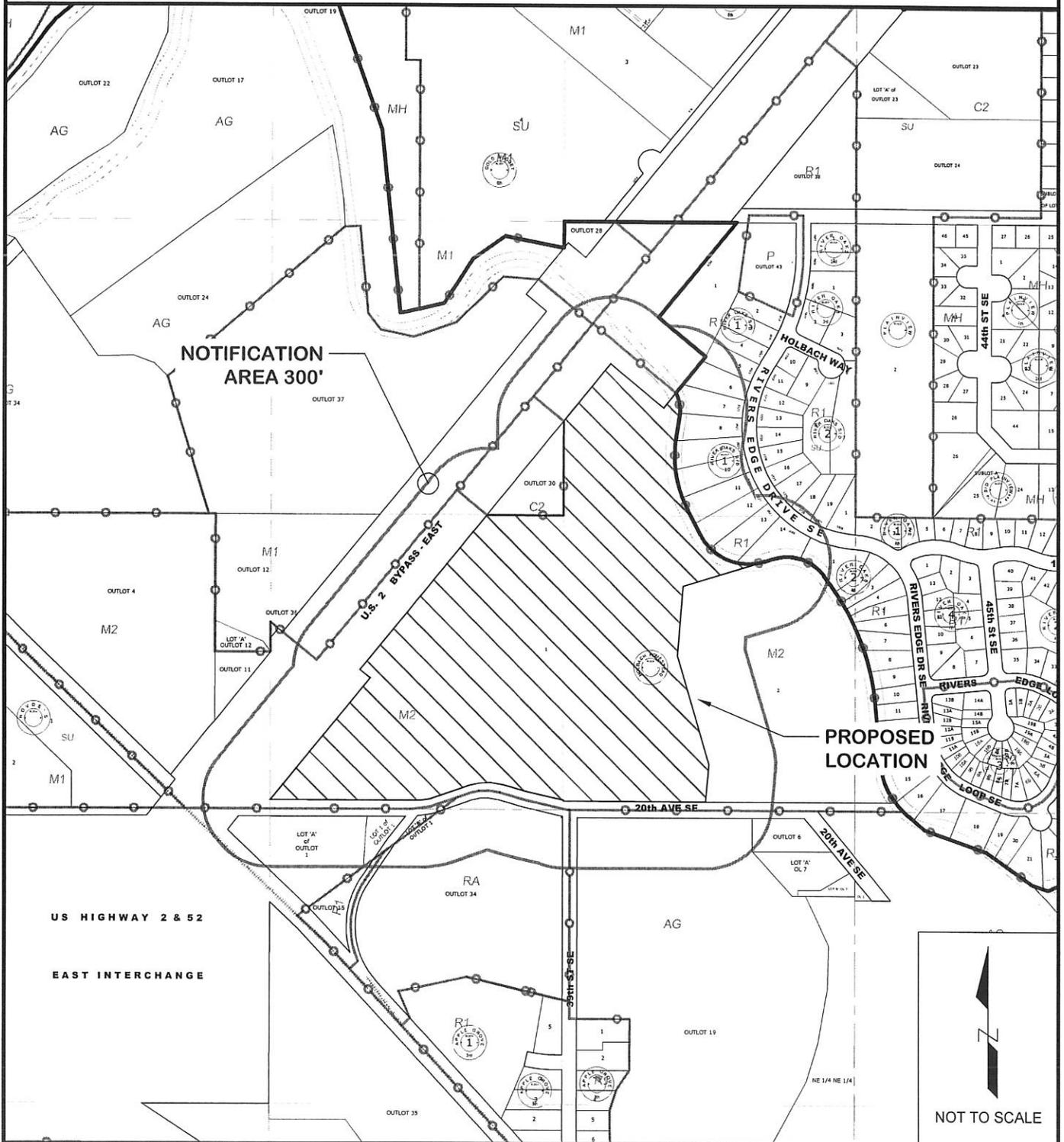
CASE III

MAGIC CITY
IMPLEMENT
INC.

07.01.2011

PROPOSED VARIANCE IN ZONING REGULATION FOR HOLBACH HOMESTEAD, LOT 1

WARD COUNTY, NORTH DAKOTA



City of Minot

Planning Commission

Staff Report

Meeting Date:	6/27/2016	Item #:	2
Project #:	8016-6.2	Staff Recommendation:	Denial
Development Title:			
Current Legal Description:	Minot AG Complex 6 th Addition, Lot 5		
Address: (if applicable)	625 42 nd St SE		
Current Zoning:	M2	Proposed Zoning:	M2
Guided Use:	Industrial		

Applicant/Owner: AGT Foods USA Inc.
1611 East Century Ave Suite 102
Bismarck ND, 58503
(701) 751-1623
ebartsch@agtfoods.com

Rep/Contractor: Les Knudson
625 42nd St NE
Minot ND, 58703
(701)837-7530
lknudson@agtfoods.com

Zoning Ordinance Ref: Section 30-2: Variance

Section 15-9 (e) Additions or Alterations to existing Building:

2. Section When an existing building is expanded over fifty percent (50%) but below seventy-five (75%) of the existing square footage the building addition plus the existing building area shall meet the standards of this Section with an enhanced entry or building accenting added to the existing portion to bring the existing building closer to conformance.

PROJECT DESCRIPTION:

REQUEST(S): The applicant is requesting:

- A variance to Section 23-6 (e) of the Zoning Ordinance regarding paving requirements on Minot AG Complex 6th Addition, Lot 5.
- This property is located at 625 42nd ST NE

EXECUTIVE SUMMARY AND CITY STAFF CONSIDERATIONS:

SUMMARY/CONDITIONS/ISSUE:

The applicant is requesting a variance to an approved site plan in November 2015 that included paved parking lots. As shown in the attached site plan, the plans included building expansion and providing 129 employees and warehouse parking including 5 ADA stalls along existing building.

Currently, proposed building addition is almost complete and the applicant is waiting on a Certificate of Occupancy. A full C of O can't be issued until what was approved with the site plan has been met by the applicant including landscaping.

A written description to why the variance is justified by the applicant stated that that gravel parking would be provide in lieu of paved parking due to the fact that the only entrance into the site (42nd St NE) is not paved. The applicant also states that a paved parking lot will require constant maintenance for dirt and mud removal from parking lot due to unpaved access.

Staff feels that there is no apparent hardship outlined in section 30-2 to support the granting of a variance.

Building addition or alteration in M2 district is required per Section 15-9 to meet the standards of this Section with an enhanced entry or building accenting added to the existing portion to bring the existing building closer to conformance when building is expanded over fifty percent (50%) but below seventy-five (75%). This applies to the existing square footage of the building addition plus the existing building area.

Staff does not support request.

FINDINGS OF FACT:

Finding of Facts:

1. The subject property is zoned M2, Heavy Industrial District.
2. The proposed addition is over 60% of existing building and Section 15-9 e) 2) shall apply to this site.
3. Section 30-2, the request does not meet the general intent of this section.
4. The proposed variance request does not demonstrate a hardship identified in Section 30-2.

DEVELOPMENT SUMMARY CHART:

Site Area:	38 acres
Building Area:	Existing Building = 65,732 SF Building Addition = 39, 480 SF
Green Area Required:	10%
Green Area Proposed:	10%
Parking Required:	110
Parking/ Loading Proposed:	129

PLANNING DEPARTMENT CONSIDERATIONS

CURRENT ZONING, LAND USES & RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The property under consideration is currently zoned M2, Heavy Industrial District as is property to the north. Properties to the east, south, and west are zoned M1, Light Industrial District. Subject property is guided on the Future Land Use Plan as industrial. The proposed uses would be in compliance with the Comprehensive Plan.

VARIANCE REVIEW/HARDSHIP:

Before granting a variance, the Planning Commission must specifically find that it can be granted without substantial detriment to the public good and without actually impairing the general purpose and intent of the comprehensive plan as established by the regulations and provisions contained in this ordinance.

- | | |
|---|---|
| <input type="checkbox"/> Narrowness or Shallowness or shape of lot. | <input type="checkbox"/> Exceptional practical difficulties. |
| <input type="checkbox"/> Exceptional topographical conditions. | <input type="checkbox"/> Unreasonable hardship. |
| <input type="checkbox"/> Property rights enjoyed by neighbors. | <input type="checkbox"/> Other exceptional situation (explain below). |
| <input checked="" type="checkbox"/> Does <u>NOT</u> meet criteria for a variance (explain below). | |

Zoning Ordinance, Section 30-2 a

Granting of Variances: The granting of variance shall be considered under the following conditions: Whereby, a reason of:

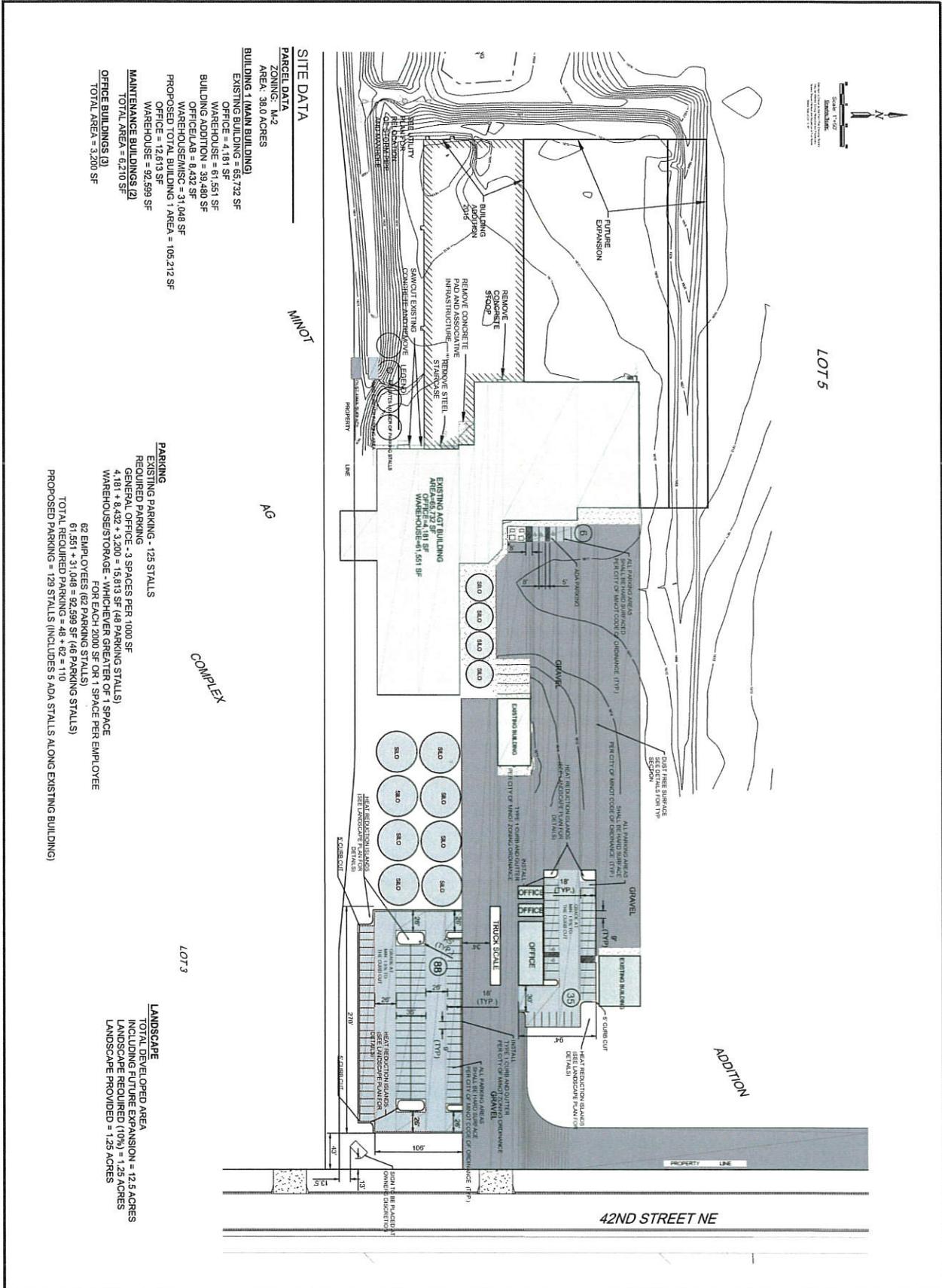
1. Exceptional shallowness or shape of a specific piece of property;
2. Exceptional topographical conditions, or
3. Other extraordinary or exceptional situation or condition of a specific piece of property the strict application of any provision of this ordinance would result in:
 - Exceptional practical difficulties (without the variance *reasonable use of the property* is not possible); or
 - Unreasonable hardships (due to circumstances unique to the property not created by the landowner, that would otherwise allow for *reasonable use of the property*) upon or fundamental unfairness to the owner of such property (as opposed to mere or even substantial inconvenience); or
 - The denial to a property owner of a similar property right enjoyed by other property owners in the neighborhood – the Planning Commission may authorize, after notice and hearing, a variance to the *strict application* of the terms of this ordinance to the extent that justice may be done.

PLANNING LOCATION MAP:

Planning Map with Future Land Uses



#2



SITE DATA
PARCEL DATA
 ZONING: M-2
 AREA: 38.0 ACRES
BUILDING 1 (MAIN BUILDING)
 EXISTING BUILDING = 65,732 SF
 OFFICE = 4,181 SF
 WAREHOUSE = 61,551 SF
 BUILDING ADDITION = 39,480 SF
 OFFICE/LAB = 8,432 SF
 WAREHOUSE/MISC = 31,048 SF
 PROPOSED TOTAL BUILDING 1 AREA = 105,212 SF
 OFFICE = 12,813 SF
 WAREHOUSE = 92,599 SF
MAINTENANCE BUILDINGS (2)
 TOTAL AREA = 6,210 SF
OFFICE BUILDINGS (3)
 TOTAL AREA = 3,200 SF

PARKING
 EXISTING PARKING - 125 STALLS
 REQUIRED PARKING
 GENERAL OFFICE - 3 SPACES PER 1000 SF
 4,181 + 8,432 + 3,200 = 15,813 SF (48 PARKING STALLS)
 WAREHOUSE/STORAGE - WHICHEVER GREATER OF 1 SPACE FOR EACH 2000 SF OR 1 SPACE PER EMPLOYEE
 62 EMPLOYEES (62 PARKING STALLS)
 TOTAL REQUIRED PARKING = 48 + 62 = 110
 PROPOSED PARKING = 129 STALLS (INCLUDES 3 ADA STALLS ALONG EXISTING BUILDING)

LANDSCAPE
 TOTAL DEVELOPED AREA INCLUDING FUTURE EXPANSION = 12.5 ACRES
 LANDSCAPE REQUIRED (10%) = 1.25 ACRES
 LANDSCAPE PROVIDED = 1.25 ACRES

No.	Description	Date
1	ISSUED FOR PERMIT	08/15/23
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AGT Foods USA - Bid Package #4
Sterilization Addition
 625 42nd Street NE
 Minot, ND 58703

ICON
 ARCHITECTURAL GROUP
 4005 CALDWAY DRIVE
 SUITE 101
 MINOT, ND 58701
 701.837.1111
 www.iconarchitect.com

PROJECT INFORMATION
 4005 CALDWAY DRIVE, SUITE 101
 MINOT, ND 58701
 701.837.1111
 www.iconarchitect.com

PROJECT TEAM
 ARCHITECT: ICON ARCHITECTURAL GROUP
 4005 CALDWAY DRIVE, SUITE 101
 MINOT, ND 58701
 701.837.1111
 www.iconarchitect.com

CLIENT
 AGT FOODS USA
 625 42ND STREET NE
 MINOT, ND 58703
 701.837.1111

DATE
 08/15/23

SCALE
 AS SHOWN

PROJECT NO.
 23-10-001

DATE PLOTTED
 08/15/23 10:00 AM

PLOTTED BY
 J. HARRIS

PROJECT LOCATION
 625 42ND STREET NE
 MINOT, ND 58703

PROJECT OWNER
 AGT FOODS USA
 625 42ND STREET NE
 MINOT, ND 58703
 701.837.1111

PROJECT CONTACT
 J. HARRIS
 701.837.1111

PROJECT DESCRIPTION
 STERILIZATION ADDITION

PROJECT STATUS
 PERMITTING

PROJECT PHASE
 ARCHITECTURAL

PROJECT TYPE
 INDUSTRIAL

PROJECT SIZE
 125,000 SF

PROJECT VALUE
 \$10,000,000

PROJECT RISK
 LOW

PROJECT COMPLEXITY
 HIGH

PROJECT CHALLENGES
 LIMITED SITE AREA, COMPLEX FOUNDATION CONDITIONS, TIGHT SCHEDULE

PROJECT SOLUTIONS
 INNOVATIVE FOUNDATION DESIGN, PHASED CONSTRUCTION, AGGRESSIVE SCHEDULING

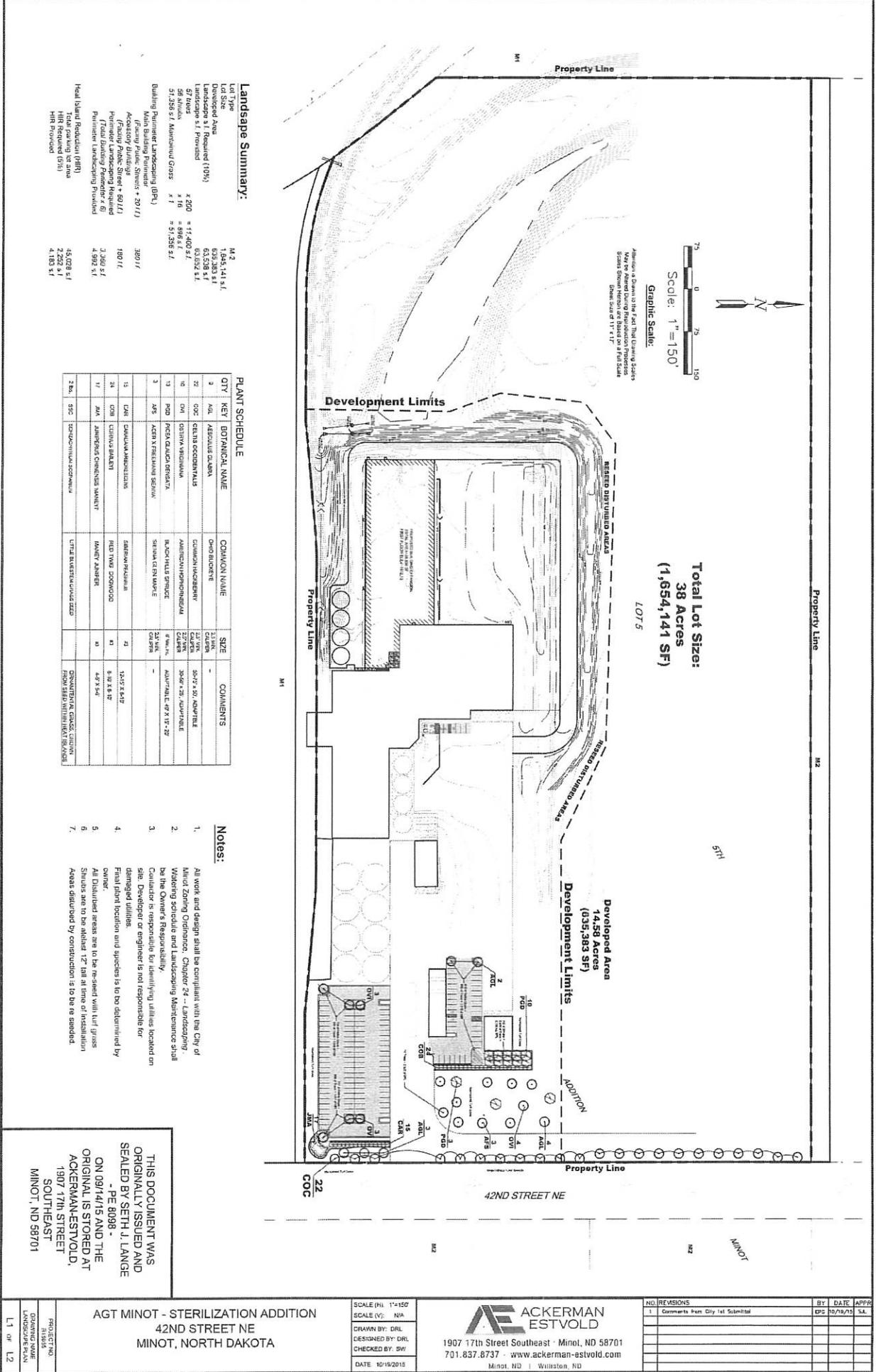
PROJECT OUTCOMES
 ON-TIME DELIVERY, BUDGET ADHERENCE, HIGH CLIENT SATISFACTION

PROJECT RECOMMENDATIONS
 CONTINUED COLLABORATION, REGULAR COMMUNICATION, FLEXIBILITY

PROJECT CONTACT INFORMATION
 J. HARRIS
 701.837.1111
 www.iconarchitect.com

C.02

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Landscape Summary:

Lot Type	Development Area	Landscaping % Required (10%)	Landscaping % Provided
1	4,200	4.20%	4.20%
2	11,400	11.40%	11.40%
3	896	8.96%	8.96%
4	5,788	5.788%	5.788%

Building Footprint Landscaping (BFL):

Planting	Quantity
Acacia (Planting)	80/11
Planting (Planting)	3,360/1
Planting (Planting)	4,992/1
Planting (Planting)	4,992/1
Planting (Planting)	45,028/1
Planting (Planting)	2,292/1
Planting (Planting)	4,183/1

PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
3	ADL	ABUTILON	CHINA PINK	12" x 12"	30" x 30" QUANTILE
22	COC	CORNUS OCCIDENTALIS	AMERICAN HOBBLEBERRY	22" x 22"	30" x 30" QUANTILE
16	QVI	QUERCUS VINCINUM	AMERICAN HOPBLOSSOM	22" x 22"	30" x 30" QUANTILE
13	POB	PODOCYPHIS ERICETAL	BLACK HILLS SPRUCE	36" x 36"	40" x 40" QUANTILE
2	ASL	ACER FRIEDLANDI	SYPHRA OX WOOD	36" x 36"	40" x 40" QUANTILE
13	CAH	CORNUS AMOMIENSIS	SIBERIAN PEACH	24" x 24"	30" x 30" QUANTILE
36	COB	CORNUS STIMULANS	FIELD TWIG DOGWOOD	41" x 41"	50" x 50" QUANTILE
17	JAM	JUNIPERUS COMMENSIS VARIETY	MANLY JUNIPER	40" x 40"	40" x 40" QUANTILE
2	90C	SPYRACIDIA SPERMATOPHYTES	LITTLE BLUE STAR CEDAR	40" x 40"	40" x 40" QUANTILE

- Notes:**
- All work and design shall be compliant with the City of Minot Zoning Ordinance, Chapter 24 -- Landscaping.
 - Watering schedule and Landscaping Maintenance shall be the Owner's Responsibility.
 - Contractor is responsible for identifying utilities located on site. Developer or engineer is not responsible for damaged utilities.
 - Final plant location and species is to be determined by owner.
 - All disturbed areas are to be re-seed with turf grass.
 - Stilts are to be placed 12" tall at time of installation.
 - Axes disturbed by construction is to be re-seeded.

THIS DOCUMENT WAS ORIGINALLY ISSUED AND ORIGINAL IS STORED AT ACKERMAN-ESTVOLD, 1907 17th STREET SOUTHEAST MINOT, ND 58701

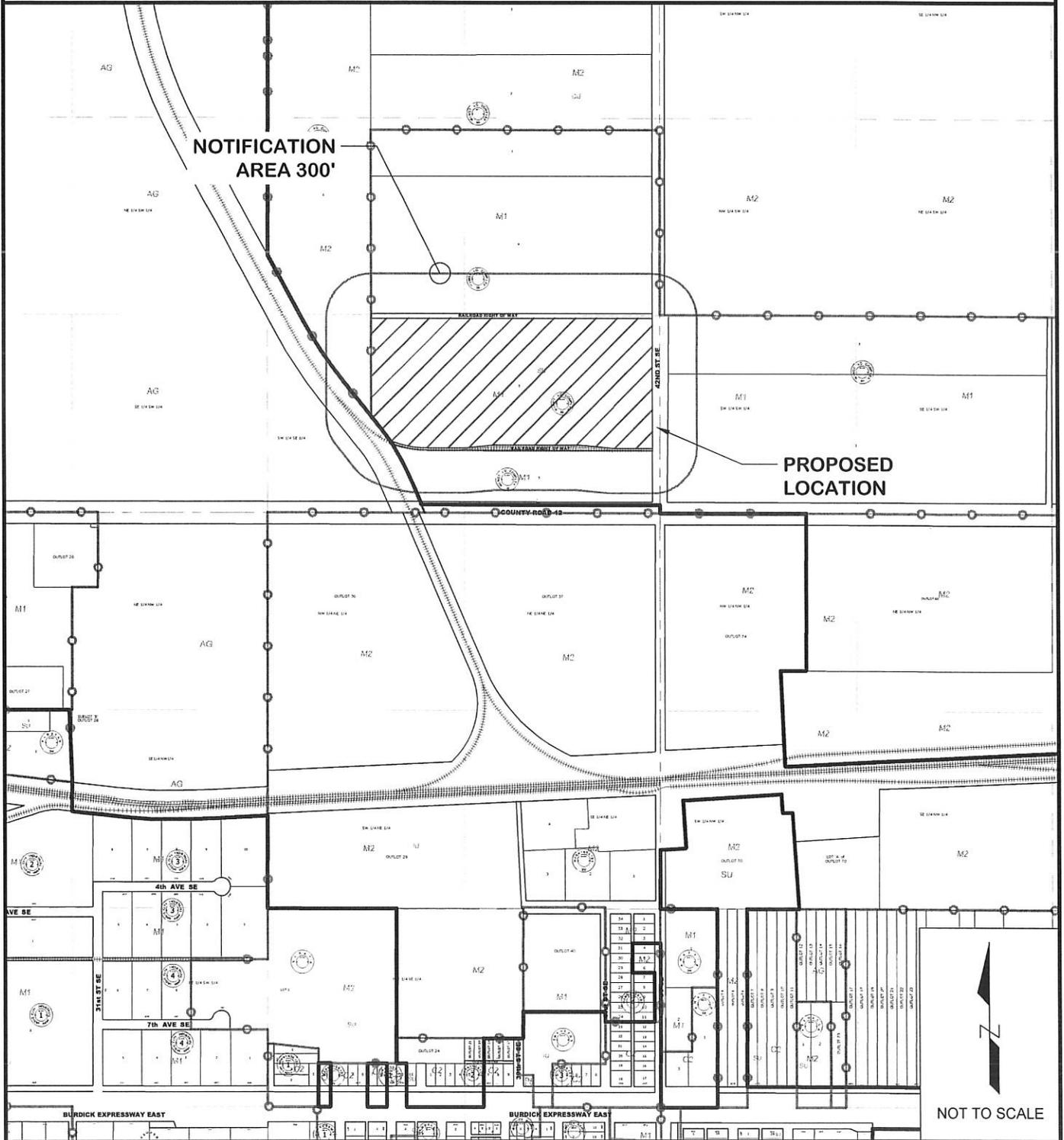
- Meet with Planning Department to discuss future intentions.
- Written Description of the following:
 - General floor plans of all proposed buildings and structures.
 - Drainage plan of the proposed site.
- Site Plan and Description describing why you believe a variance is justified:
 - A scaled plan, with north arrow indicated, of the proposed site showing all site dimensions.
 - All types of proposed uses.
 - Location of all existing and proposed buildings and structures on the proposed site.
- Completed Application Form, signed by the property owner(s).
- Application fee and review fee (as listed on application cover sheet).

Comments Variance pertains to side parking and the need for paving the site parking. The owner would like to provide gravel parking in lieu of paved parking due to the fact that there are no paved city streets accessing the owner's property. A paved parking lot will require constant maintenance for dirt and mud removal from parking lot due to unpaved city street access. Also - the hoop building across the street that Port Services uses does not have paved parking.

Until 42nd St. NE is paved, paved parking within the site will force constant maintenance of dirt and mud removal.

PROPOSED VARIANCE IN ZONING REGULATION FOR MINOT AG COMPLEX 6TH ADDITION, LOT 5

CITY OF MINOT, NORTH DAKOTA



MAP CREATED MAY 17, 2016

2

City of Minot

Planning Commission Staff Report

Meeting Date:	6/27/2016	Item #:	3
Project #:	8016-6.3	Staff Recommendation:	APPROVAL
Development Title:			
Current Legal Description:	Section 22-155-82		
Address: (if applicable)	6900 Hwy 2 East		
Current Zoning:	AG	Proposed Zoning:	P
Guided Use:	The subject property is located outside the City limits, within the two (2) mile ETA (extraterritorial area) Plan.		

Applicant/Owner: Nedrose School
6900 Hwy 2 East
Minot ND, 58701
(701)838-5552
Charles.miller@ki2.nd.us

Rep/Contractor: Charles Miller
6900 Hwy 2 East
Minot ND, 58701
(701)838-5552
Charles.miller@ki2.nd.us

Zoning Ordinance Ref: Section 30-3: Conditional Use Permits
Section 30-5: Text Amendments and Zoning District Changes

PROJECT DESCRIPTION:

REQUEST(S): The applicant is requesting:

- To **change the zone** from AG (Agricultural) District to P (Public) District on Section 22-155-82, Outlot 8. Also, as part of the Public District a Conditional Use Permit is required to allow Nedrose School to exist on Section 22-155-82, Outlot 8.
- This property is located at 6900 Hwy 2 E.

EXECUTIVE SUMMARY AND CITY STAFF CONSIDERATIONS:

SUMMARY/CONDITIONS/ISSUE:

The subject property is AG and under the required minimum acres for AG district. Moreover, a zone change will allow the school to replace it existing signage.

A Conditional Use Permit is required per Section 16-5 Public Zone. Staff supports requests.

FINDINGS OF FACT:

Finding of Facts:

1. The subject property is zoned AG, Agricultural District.
2. Proposed zone change to Public brings the site into compliance with the Zoning Ordinance.
3. Any proposed use or change of use of land or building by any public agency, or others on public land shall be submitted to the Planning Commission for review and approval.

DEVELOPMENT SUMMARY CHART:

Site Area: 8.32 acres

PLANNING DEPARTMENT CONSIDERATIONS

CURRENT ZONING, LAND USES & RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The property under consideration is currently zoned AG, Agricultural District. Properties to the north are zoned C2, General Commercial and AG; properties to the south, east and west are zoned C2, RA, Residential Agricultural; R1, Single-Family. The subject property is located outside the City limits, within the two (2) mile ETA (extraterritorial area) Plan.

PLANNING LOCATION MAP:

Planning Map with Future Land Uses





EXISTING

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 SAN DIEGO · LAS VEGAS
 www.jonesign.com

JOB #: 216478-R0
 DATE: 4/27/16
 DESIGNER: M. Turner
 SALES REP: J. Merthman
 PROJ. MGR: —

REV.	DATE	BY	DESCRIPTION
1	04/27/16	JA	4x8
2	04/27/16	JA	2x4
3	04/27/16	JA	1x4
4	04/27/16	JA	1x4
5	04/27/16	JA	4x8
6	04/27/16	JA	2x4
7	04/27/16	JA	1x4
8	04/27/16	JA	4x8
9	04/27/16	JA	2x4
10	04/27/16	JA	4x8

CLIENT APPROVAL

LANDLORD APPROVAL

OC

DATE	DATE



NEDROSE ELEMENTARY
 (TRINITY HEALTH)
 6900 US-2
 MINOT, ND 58701
 DESIGN PHASE: CONCEPTUAL

SHEET NUMBER
1.1

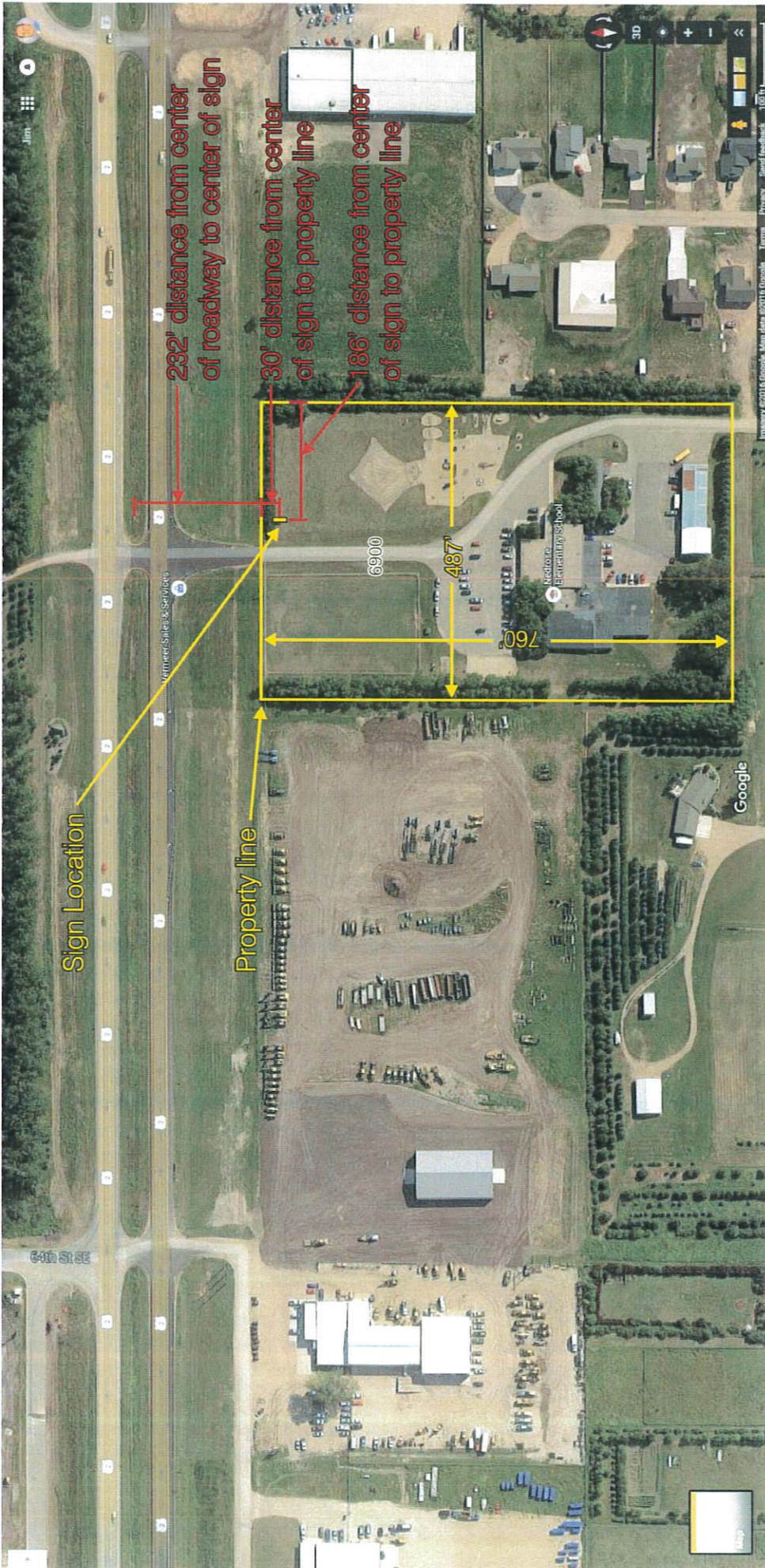


PROPOSED

This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any form without the express written permission of JONES SIGN. JONES SIGN warrants that the materials, including P&H, were specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale. JONES SIGN is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign.

5/9/16

6900 US-2, Minot, ND Nedrose Elementary School
Location Plan - existing sign to be replaced with new sign in same location

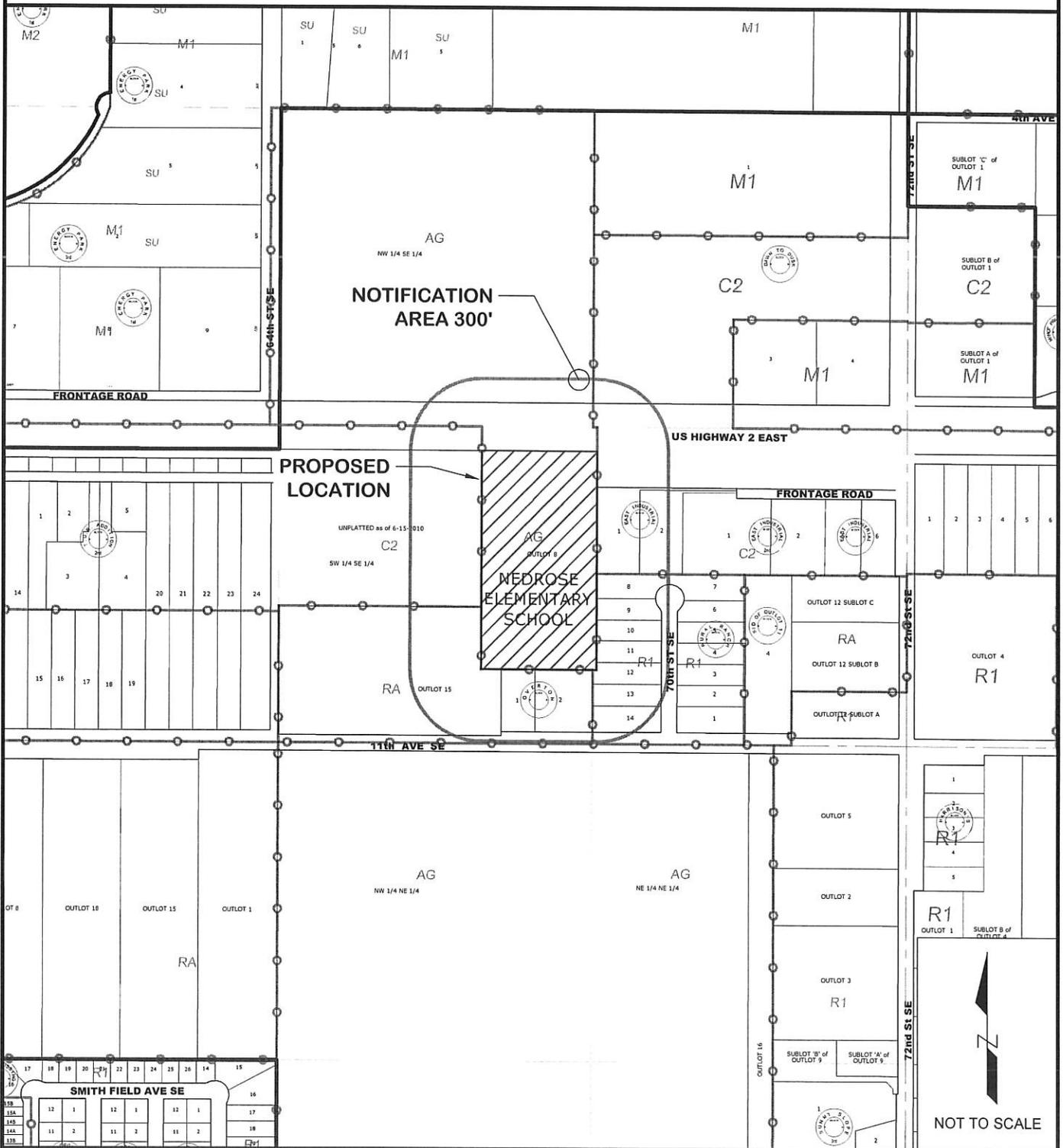


Note: dimensions are approximated using GIS mapping

JONES SIGN
Your Vision. Accomplished.

PROPOSED ZONE CHANGE AND CONDITIONAL USE PERMIT FOR SECTION 22-155-82, OUTLOT 8

WARD COUNTY, NORTH DAKOTA



MAP CREATED MAY 18, 2016



**Planning Commission
Staff Report**

Meeting Date:	6/27/2016	Item #:	4
Project #:	8016-6.4	Staff Recommendation:	APPROVAL
Development Title:			
Current Legal Description:	Section 36-156-83, Outlot 2		
Address: (if applicable)	125 46 th Ave NE		
Current Zoning:	C2	Proposed Zoning:	M1
Guided Use:	Office Business Park		

Applicant/Owner: William Nissen
900 38th St SE
Minot ND, 58701
(701)720-5234

Rep/Contractor: N/A

Zoning Ordinance Ref: Section 30-5: Text Amendment and Zoning District Changes

PROJECT DESCRIPTION:

REQUEST(S): The applicant is requesting:

- To **change the zone** from C2 (General Commercial) District to M1 (Light Industrial) District on Section 36-156-83, Outlot 2.
- Also, to **amend the Future Land Use map** to change the designation from Office Business Park to Industrial on Section 36-156-83, Outlot 2.
- This property is located at 125 46th Ave NE.

EXECUTIVE SUMMARY AND CITY STAFF CONSIDERATIONS:

SUMMARY/CONDITIONS/ISSUE:

The applicant is requesting a zone change from C2 to M1 for the purpose of adding an additional cold storage building to the northwest corner of the lot. Surrounding properties to the east, south, and west are zoned M1 while property to the north is zoned C2.

The Future Land Use map has the north section of this corridor (east corner of Main St N and 46th Ave Ne and west corner of 13th St NE and 46th Ave Ne) designated as Office Business Park and amending the Future Land Use map will match the proposed land use.

Staff supports requests.

FINDINGS OF FACT:

Finding of Facts:

1. The subject property is zoned C2, General Commercial District.
2. Section 30-5, intent of land use and the required information for Planning Commission consideration of the zoning ordinance have been met.

DEVELOPMENT SUMMARY CHART:

Site Area: 10 acres

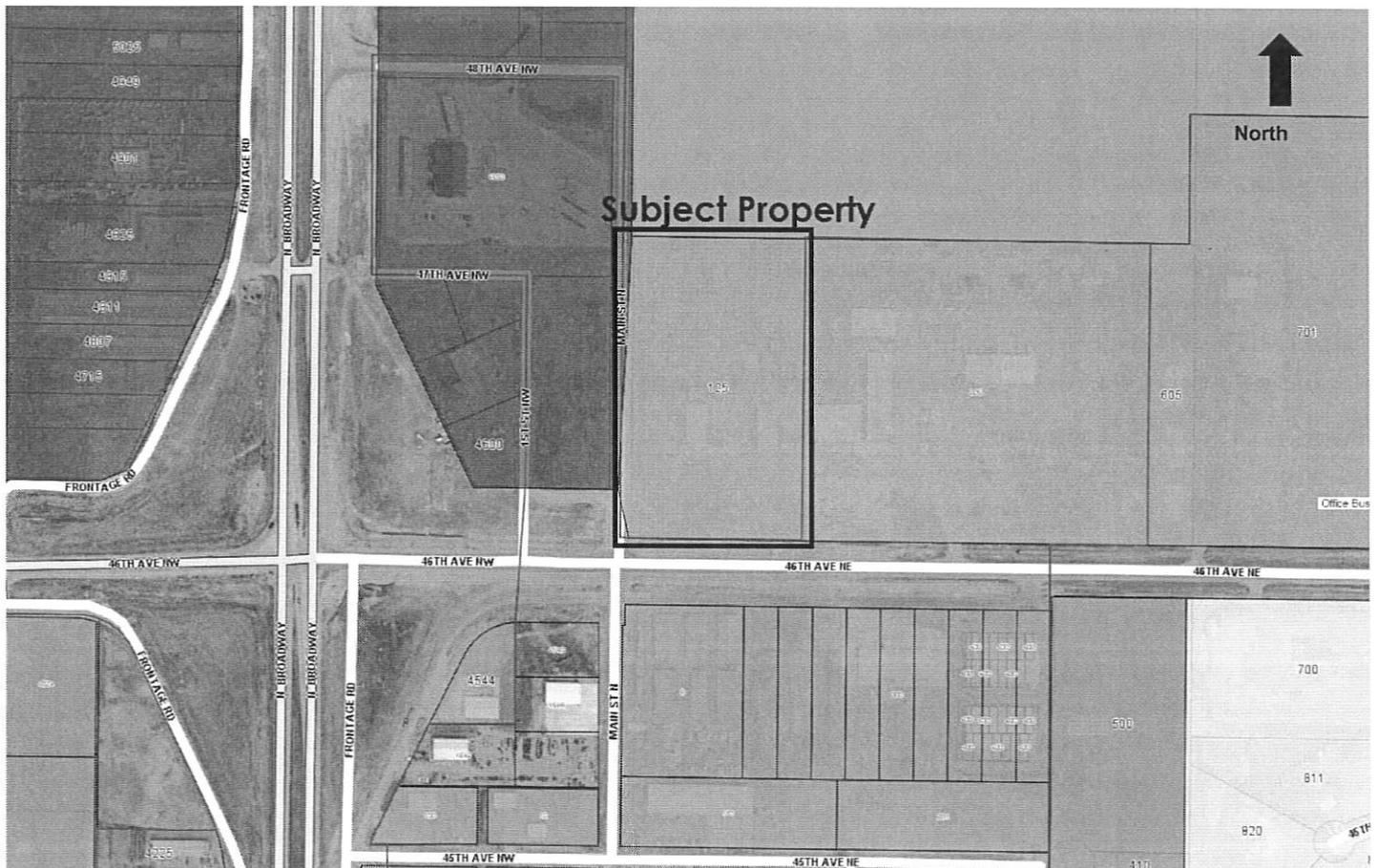
PLANNING DEPARTMENT CONSIDERATIONS

CURRENT ZONING, LAND USES & RELATIONSHIP TO THE COMPREHENSIVE PLAN:

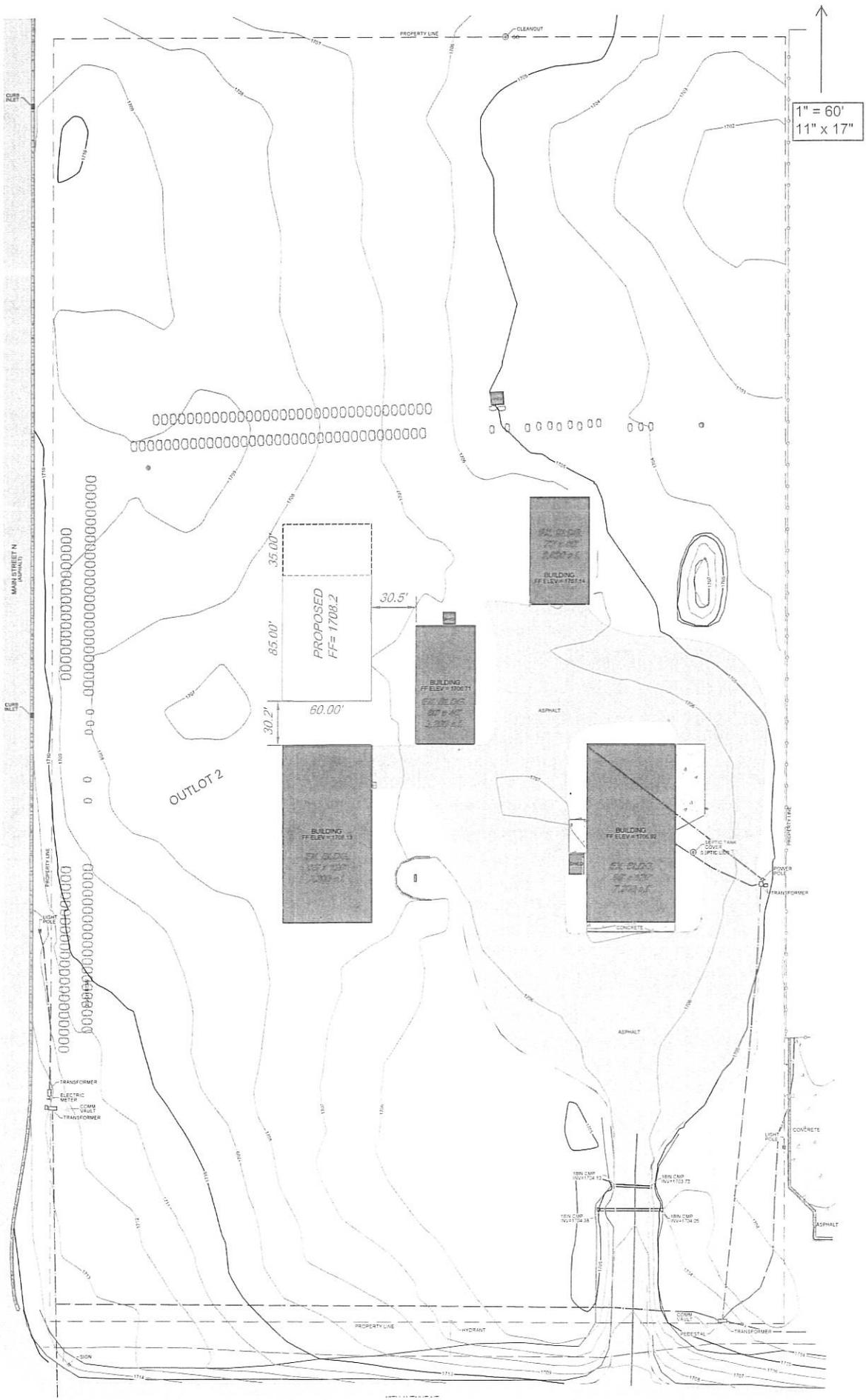
The property under consideration is currently zoned C2, General Commercial District as well as properties to the north. Properties to the east, south, and west, are all zoned M1, Light Industrial District. The subject property is guided on the Future Land Use Plan as Office Business Park. The proposed uses would be in compliance with the Comprehensive Plan.

PLANNING LOCATION MAP:

Planning Map with Future Land Uses

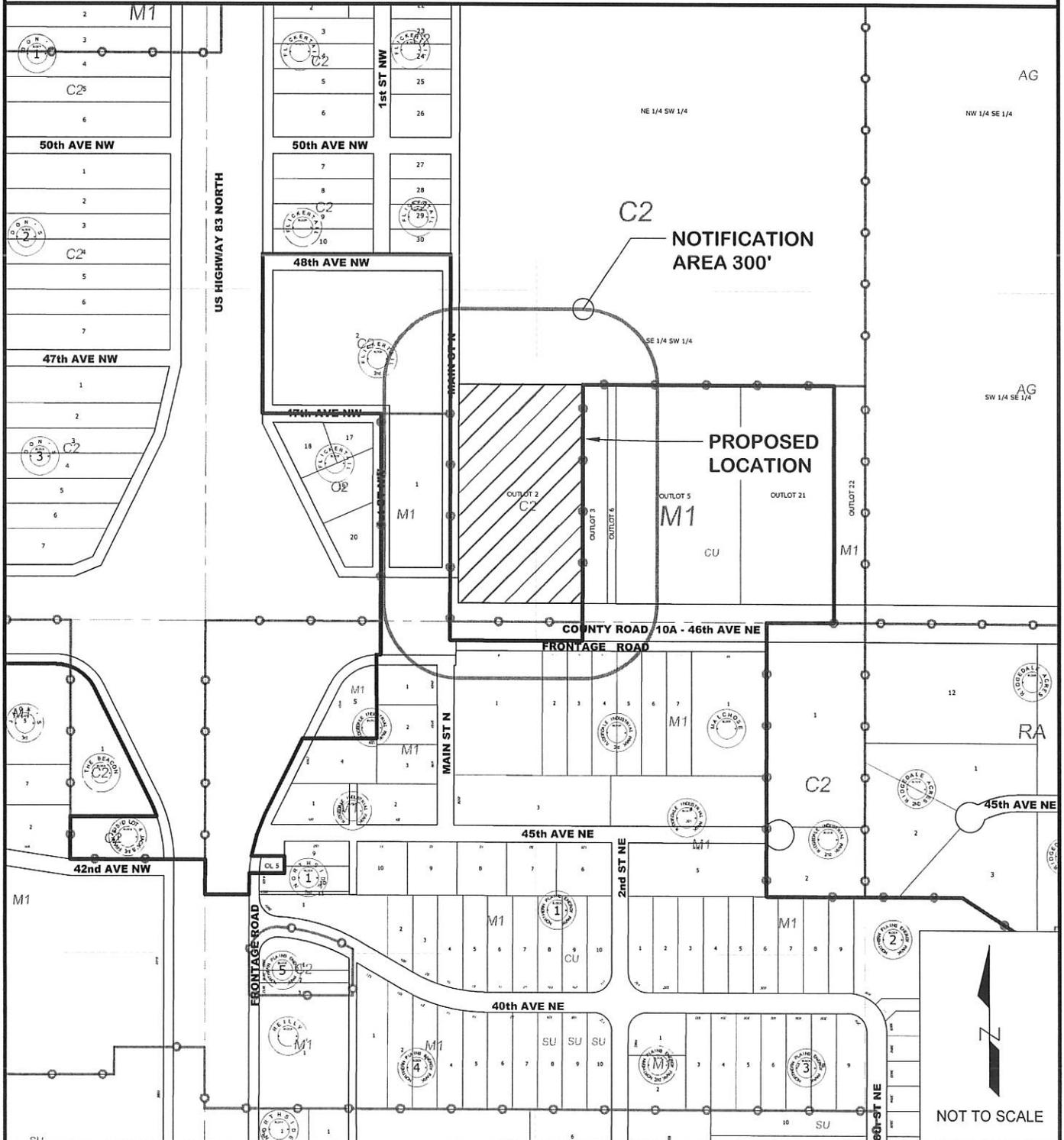


#4



PROPOSED ZONE CHANGE AND TEXT AMENDMENT FOR SECTION 36-156-83, OUTLOT 2

WARD COUNTY, NORTH DAKOTA



MAP CREATED MAY 18, 2016

Regular Meeting: Planning Commission Committee

Location: City Hall, Council Chambers, 515 2nd Avenue SW, City of Minot, ND

Meeting Called to Order: May 31, 2016 at 6:30 p.m.

Presiding Official: Vice Chair Pam Karpenko

City Clerk: Kelly Matalka

Members in Attendance: Jody Bullinger, Jon Hanson, Larry Holbach, Brenden Howe, Pam Karpenko, Todd Koop, Tyler Neether, Todd Wegenast, Travis Zabloutney

Members Absent: Wallace Berning, Bob Wetzler, John Zimmerman

City Staff Present: Asst. City Planner, City Engineer, City Manager, City Attorney, Assistant City Engineer, Chief Resilience Officer, Building Official, Police Chief, Public Information Officer.

Others Present: Aldermen Olson, Pankow.

Meeting Called to order by Vice Chair Pam Karpenko

Approval of the April 25, 2016 Regular Meeting Minutes.

Motion by Holbach, seconded by Koop, to approve the April 25, 2016 regular meeting minutes, and was carried by the following roll call vote: ayes: Bullinger, Hanson, Holbach, Howe, Karpenko, Koop, Neether, Wegenast, Zabloutney. nays: none

Motion passed

RECOMMENDATIONS

Approval of Agenda Item 3 included in the Consent Agenda.

Motion by Neether, seconded by Hanson, to approve the item 3 on consent with staff finding of fact(s) and condition (s); and was carried by the following roll call vote: ayes: Bullinger, Hanson, Holbach, Howe, Karpenko, Koop, Neether, Wegenast. nays: none.

Motion passed.

PLANNING COMMISSION

Regular Meeting

May 31, 2016

Page 2 of 5

Item # 1:

The Planning Commission approved an application by Johanneson's, Inc. represented by John Meyers, for a C4 Plan Review and Approval to remodel the existing Marketplace Foods Store on Dakota Square 2nd Addition, Lot 3.

This property is located at 1024 24th Ave SW.

Finding of Facts:

1. The subject property is zoned C4 (PUD) Planned Commercial District.
2. The proposed redevelopment meets the intent and design standards for PUD Zoning District.

Conditions:

1. Additional landscaping islands are required at the far end of the parking lot rows to provide shade and define the drive aisles.

Motion by Wegenast, seconded by Koop, to approve the item with staff finding of fact(s) and condition(s); and was carried by the following roll call vote: ayes: Bullinger, Hanson, Holbach, Howe, Karpenko, Koop, Neether, Wegenast, Zablotney. nays: none

Motion passed.

Item #2:

The Planning Commission approved an application by Badlands Restaurant, represented by Abe Sakak, for a C4 Plan Review and approval to expand the outdoor patio space on Prairie Green 2nd Addition, Block 18, Lots 7-9; and Prairie Green 2nd Addition, Replat of Block 18 & Lots 1-6 of Block 19, Lot 2.

This property is located at 1400 31st Ave SW.

Finding of Facts:

1. The subject property is zoned C4 (PUD) Planned Commercial District.
2. The proposed redevelopment meets the intent and design standards for PUD Zoning District.

Conditions:

1. Landscape will be required to be replaced on site where the proposed patio is located to meet landscaping standards. A landscaping plan will be required and approved by the Planning Department prior to the issuing of a building permit.

Motion by Wegenast, seconded by Howe, to approve the item with staff finding of fact(s) and condition(s); and was carried by the following roll call vote: ayes: Bullinger, Hanson, Holbach, Howe, Karpenko, Koop, Neether, Wegenast, Zablotney. nays: none

Motion passed.

Item # 3: As part of a consent motion, it is recommended

The City Council approve an application by Donald Anderson represented by Daniel Klingbeil, to vacate an alley between Maple St and 9th St SW, that portion between Burdick Expressway West and 6th Ave SW. Also described as the alley between Lots 4-10 of Block 41 of Brooklyn Addition, and Lots 4 & 6 of Reeves-Van's rearrangement of a portion of Block 41 of Brooklyn Addition.

This property is located between 825 and 825.5 Burdick Expy W.

Finding of Facts:

1. The subject property is zoned C2, General Commercial.
2. The request meets Section 3-5 of the City Zoning Ordinance.

Condition:

1. Full easement will be granted to utility companies to maintain its facilities.

Motion by Neether, seconded by Hanson, to approve the consent item with staff finding of fact(s) and condition (s); and was carried by the following roll call vote: ayes: Bullinger, Hanson, Holbach, Howe, Karpenko, Koop, Neether, Wegenast, Zablotney. nays: none.

Motion Passed

Other Business:

Item 4: Correction to the legal descriptions; Meadowbrook Estates 8th Addition will be known as Meadowbrook Estates 9th Addition, Meadowbrook Estates 9th Addition will be known as Meadowbrook Estates 10th Addition.

Motion by Neether, seconded by Koop, to approve the corrections to legal descriptions and was carried by the following roll call vote: ayes: Bullinger, Hanson, Holbach, Howe, Karpenko, Koop, Neether, Wegenast, Zablotney. nays: none.

Motion Passed

Item 5:

The City Council pass an ordinance on first reading adopting changes to the City of Minot Zoning Ordinance, Chapters 5 to 9, Residential District, as recommended by the Steering Committee with an amendment to Section 5-4, Accessory Building, part b) to read: Accessory Building for single-family dwellings may be for private use only.

Motion by Wegenast, seconded by Karpenko to approve changes to the City of Minot Zoning Ordinance, Chapters 5 to 9, Residential District, as recommended by the Steering Committee.

Alderman Pankow gave a presentation outlining the proposed revisions to Chapters 5-9, as discussed by the Steering Committee. He stated, the changes will make the entire ordinance more uniform among all sections under each chapter.

Commissioner Zabloutney asked why office use was struck from the current ordinance, to which the Assistant City Planner stated, the intention is to ensure the building is not used as a business front with customer traffic. Commissioner Zabloutney suggested an amendment to the motion to add "for private use only," rather than listing the permitted uses. Both Wegenast and Karpenko amended their motions.

Whereupon a vote was taken on the above motion by Wegenast, seconded by Karpenko to approve changes to the City of Minot Zoning Ordinance, Chapters 5 to 9, Residential District, as recommended by the Steering Committee with the addition of the amendment by Commissioner Zabloutney and carried by the following roll call vote: ayes: Bullinger, Hanson, Holbach, Howe, Karpenko, Koop, Neether, Wegenast, Zabloutney. nays: none.

Motion Passed

Item 6:

The City Council pass an ordinance on first reading adopting changes to the City of Minot Zoning Ordinance, Chapter 22, Signage Regulations, as recommended by the Steering Committee.

Motion by Wegenast, seconded by Koop to pass an ordinance on first reading adopting changes to the City of Minot Zoning Ordinance, Chapter 22, Signage Regulations, as recommended by the Steering Committee.

Cindy Gray, a consultant from SRF Consulting presented the revisions to Chapter 22, Signage Regulations as decided by the Steering Committee. She addressed concerns regarding each section of the chapter and outlined the changes made throughout.

Commissioner Zabloutney expressed concern regarding Section 22-4, Prohibited Signs, part h) Roof signs. A revision to that line adds an exception to allow roof signs as a result of an approved deviation per Section 22-17. He explained, he does not believe authorization for a roof sign should be permitted at an administrative level.

The City Engineer stated, the intention is not to allow the Planning Director to make the decision but rather, Section 22-17 gives leeway on the height and placement of certain signs by minor deviations based on non-economic factors.

Motion by Zabloutney, seconded by Wegenast to remove the exception to Chapter 22, Signage Regulations, Section 22-4 part h) relating to rooftop signs and carried by the following roll call vote: ayes: Hanson, Holbach, Howe, Karpenko, Koop, Neether, Wegenast, Zabloutney. nays: Bullinger.

Motion Passed

Whereupon a vote was taken on the above motion by Wegenast, seconded by Koop, as amended and carried by the following roll call vote: ayes: Bullinger, Hanson, Holbach, Howe, Karpenko, Koop, Neether, Wegenast, Zabloutney. nays: none.

Motion Passed

PLANNING COMMISSION

Regular Meeting

May 31, 2016

Page 5 of 5

John Stewart, a representative for Newman Signs, came before the Commission to acknowledge several sections in Chapter 22, which were not entirely reflected in the memo. He stated, the efforts of the Steering Committee are a good start and he will be attending the City Council meeting to make sure he is aware of any other changes.

The City Manager gave his gratitude to the Steering Committee for their effort and for making the updates to the Zoning Ordinance their highest priority.

Meeting adjourned at 8:13 pm.