

Regular Meeting: Planning Commission Committee

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

Meeting Called to Order: November 28, 2016 at 6:30 p.m.

Presiding Official: Chairman, John Zimmerman

City Clerk: Kelly Matalka

Members in Attendance: Randy Bartsch, Matt Geinert, Jon Hanson, Pam Karpenko, Todd Koop, Jynette Larshus, Tyler Neether, Todd Wegenast, John Zimmerman

Members Absent: Wallace Berning, Jody Bullinger, Larry Holbach, Bob Wetzler

City Staff Present: Planning Director, Assistant City Planner, Acting City Manager, City Attorney, Airport Director, City Engineer, Asst. City Engineer, Building Official, Public Information Officer

Others Present: Aldermen Jantzer, Sipma, Straight.

Meeting Called to order by Chairman John Zimmerman

Approval of the October 31, 2016 Regular Meeting Minutes.

Motion by Neether, seconded by Karpenko, to approve the October 31, 2016 regular meeting minutes with an amendment to Item #1, correcting the roll call vote to show Chairman Zimmerman voted no, and was carried by the following roll call vote: ayes: Bartsch, Geinert, Hanson, Karpenko, Koop, Larshus, Neether, Wegenast, Zimmerman. nays: none

Motion passed

RECOMMENDATIONS

Item #1:

The application by LZ Holdings represented by Travis Zablony, to subdivide Holbach Homestead, Lot 1 into 2 lots to be known as Holbach Homestead 2nd Addition, Lots 1 & 2 was pulled by the applicant.

Also, the application to annex into City limits proposed Holbach Homestead 2nd Addition, Lots 1 & 2 and adjacent 20th Ave SE right-of-way was pulled by the applicant.

This property is located at 1915 Hwy 2 Bypass E.

Findings of Fact:

1. The property contains existing improvements including two large buildings and the applicant would like to bring sanitary sewer service to the primary building located on proposed Lot 2.
2. In order to connect to City services the property must be annexed.
3. Proposed Lot 2 does not abut the existing City Limit line, but proposed Lot 1 does abut it. Therefore, both Lots 1 and 2 of Holbach Homestead 2nd addition shall be annexed into the City.

Conditions:

1. Lot 1 and Lot 2 of proposed Holbach Homestead 2nd Addition shall be annexed into the corporate limits of the City of Minot and the existing building located on Lot 2 shall connect to City Sewer as per the approved design to City specifications and standards.

The applicant, Travis Zablotney, stated, the current septic system at the dealership has run its useful life and is in need of being replaced. He said he would like to connect to the City sewer system but was unaware that by doing so would require the property to be annexed by the City. He said he is willing to pay a higher rate to avoid the annexation and ideally would like the subdivision approved without the annexation.

The City Engineer explained, in order to connect to a City sewer system, he must comply with the City specs and regulations. One of those requirements is that the property be annexed into City limits. He added, the connection fees are based on acreage and are determined by City Council.

The City Attorney and Planning Director confirmed, there is no variance that would waive the annexation requirement.

Whereupon Mr. Zablotney stated, he will pull the item and go a different direction with a septic system.

Other Business

The City Council pass an ordinance amending Chapter 30 (Administrative Procedures), Subsections 30-2(H) (Variances), 30-3(E) (Conditional Use Permits), 30-5(C) And (I) (Text Amendments and Zoning District Changes), And 30-7(C) (Annexation) of the City of Minot Zoning Ordinances.

Motion by Commissioner Wegenast, seconded by Commissioner Karpenko and was carried by the following roll call vote: ayes: Bartsch, Geinert, Hanson, Karpenko, Koop, Larshus, Neether, Wegenast, Zimmerman. nays: none

The Planning Director took a moment to welcome the new members of the Planning Commission, Randy Bartsch and Jynette Larshus.

Meeting adjourned at 6:53 pm.