

City of Minot
Regular Planning Commission Meeting
Wednesday, August 03, 2021 at 5:30 PM
City Council Chambers, City Hall

This meeting will be conducted with social distancing modifications consistent with the recommendations of the CDC. Members of the public may attend but are encouraged to view the live airing of the Planning Commission meeting on Channel 19 or streamed through the City's YouTube channel.

1. Roll Call
2. Pledge Of Allegiance
3. Intro & Decorum

Documents:

[PLANNING COMMISSION INTRO AND PUBLIC HEARING DECORUM.PDF](#)

4. Approval Of July 7, 2021 Regular Meeting Minutes

Documents:

[07 \(JULY\) RECOMMENDATIONS 2021.PDF](#)

5. Case # 2021-08-01. Variance - WITHDRAWN By Applicant
Public hearing request on an application from Jay Klabunde representing Rehab Services, Inc., owner, for a variance to the lot coverage maximum of 40% to approximately 46% for the purpose of constructing a 576 s.f. double garage. The property is legally known as Lot 22, Block 8, Blaisdell Bird Addition.

The property is located at 516 19th St. NW.

6. Case # 2021-08-02. Future Land Use Map Amendment, Zoning Map Amendment, And Subdivision
Public hearing request on an application from Donna Bye representing Souris River Joint Water Resource District and William and Laverne Erdman, owners for a zoning map amendment and subdivision plat for the purpose of facilitating future construction of phase MI-5 of the flood control project. The proposed subdivision is to be known as Lots 1 & 2, Erdman's 2nd Subdivision, being a replat of Lot 4, Thurston's 2nd Addition and Outlot 4, All in the SW ¼ of Section 18, Township 155 North, Range 82 West of the 5th Principal Meridian, County of Ward, State of North Dakota. Further, a Future Land Use Map Amendment from Industrial to Public/Semi-public and a Zoning Map Amendment from "M1" Light Industrial District to "P" Public Zone is requested on Lots 1 thru 3 of Thurston's 2nd Addition and proposed Lot 2, Erdman's 2nd Subdivision.

The properties are located at 1301, 1405, 1455, 1505, and 1515 Railway Ave.

Documents:

[2021-08-02 - SUBDIVISION, ZONE CHANGE, FLU AMENDMENT - SRJB-ERDMANS WITH EXHIBITS.PDF](#)

7. Case # 2021-08-03. Variance

Public hearing request on an application from Jesse Liedberg representing Gate City Bank for a variance to the setbacks for a pylon sign. The pylon sign is proposed to replace the existing pole sign for Gate City Bank located at the northeast corner of 10th St. SW and 31st Ave. SW. The setback is requested to be reduced from 25 feet to 20 feet from the property line along 10th St. SW and from 40 feet to 11.5 feet from the property line along 31st Ave. SW. The property is legally known as Lot 2, Prairie Green 23rd Addition.

The property is located at 924 31st Ave. SW.

Documents:

[2021-08-03 - GATE CITY BANK - VARIANCE - 31ST AVE. SW WITH EXHIBITS.PDF](#)

8. Case # 2021-08-04. Variance

Public hearing request on an application from Jesse Liedberg representing Minot Town and Country Investors, LLP for a variance to the setbacks for a pylon sign. The pylon sign is proposed to replace the existing pole sign for Gate City Bank located at the northeast corner of 11th Ave. SW and S. Broadway. The setback is requested to be reduced from 40 feet to 0.5 feet from the property line along S. Broadway from 40 feet to 3.5 feet from the property line along 11th Ave. SW. The property is legally known as Westlies Addition, All of Block 1, Less North 195' and Less Westlies Second Addition.

The property is located at 1017 S. Broadway.

Documents:

[2021-08-04 - GATE CITY BANK - VARIANCE - S. BROADWAY WITH EXHIBITS.PDF](#)

9. Case # 2021-08-05. Variance

Public hearing request on an application from John S. Laskey representing Northwestern Equipment Company, owner for a variance to the curbing and conventional paving requirements contained in Section 6.1-5 B. and C. In addition, a variance to Section 4.1-6 C. c. related to screening of inoperable vehicles stored outside is requested to be eliminated as a requirement. Further, a variance to the landscaping requirements contained in Article 7 to allow a reduction in landscaping to only require two street trees, a four-foot landscape area along the north of the building, and a landscape area along east side of the building as shown on the site plan provided with the application. Finally, a variance to Section 6.1-5 A. 2. 2. regarding paving for Americans with Disability Act (ADA) requirements is requested. The property is legally known as Lot 5, T.U.R. 2nd Addition.

The property is located at 6200 Hwy 2 E.

Documents:

[2021-08-05 - NORTHWESTERN EQUIPMENT, INC. - VARIANCE REQUEST WITH EXHIBITS.PDF](#)

10. Other Business
Chair/Vice Chair selection

11. Adjournment