

City of Minot
Regular Planning Commission Meeting
Wednesday, September 08, 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 August 03, 2021 Regular Meeting Minutes

Documents:

[08 \(AUG\) RECOMMENDATIONS 2021.PDF](#)

5. Case # 2021-09-04. Subdivision

Public hearing request on an application from Roscoe Streyle, owner for a subdivision plat to adjust the property boundary shared between the two lots. The resulting subdivision is to be known as Lots 1 & 2, The Bluffs 17th Addition. The properties are legally known as Lot 7, The Bluffs 7th Addition and Lot 8, The Bluffs 9th Addition to the City of Minot, North Dakota.

The properties are located at 3404 and 3408 21st St. SE.

Documents:

[2021-09-04 - BLUFFS 17TH - SUBDIIVSION PLAT WEXHIBITS.PDF](#)

6. Case # 2021-09-05. Subdivision

Public hearing request on an application from Mike Klimpel on behalf of M & D Hilltop Partners, LLC for a subdivision plat to divide two lots into three. The resulting properties are to be known as Lots 1 - 3, Hilltop 6th Addition. The properties are legally known as Lots 1 & 2, Hilltop 5th Addition to the City of Minot, North Dakota.

The property is located at 905 30th St. NW.

Documents:

[2021-09-05 - HILLTOP 6TH ADDITION WEXHIBITS.PDF](#)

7. Case # 2021-09-02. Subdivision

Public hearing request on an application from Rob Berard representing Lois Schmeichel and BAC Properties, LLC, owners for a subdivision plat to combine three lots into two to be known as Airport Industrial Park 6th Addition. The legal description for the property is Lots 1, 2, and 3, Block 5, Airport Industrial Park Addition to the City of Minot, North Dakota.

The properties are located at 3401, 3415, and 3425 Main St. N.

Documents:

[2021-09-02 - AIRPORT INDUSTRIAL 6TH ADDITION - PLAT WEXHIBITS.PDF](#)

8. Case # 2021-09-07. Subdivision, Conditional Use Permit, Annexation

Public hearing request on an application from Steve Eberle representing Fred Bentz on behalf of Fred Bentz Investments, LLC requests a subdivision plat to consolidate two lots into one. The proposed subdivision is to be known as Master Block 2nd Addition. The property is legally known as Lots 1 & 2, Master Block Addition, to the City of Minot, North Dakota.

The properties are presently unaddressed and located on the south side of 14th Ave. SW across the street from 1321 28th St. SW.

Documents:

[2021-09-07 - MASTER BLOCK 2ND ADDITION - ANNEXATION, SUBDIVISION, AND CUP - WEXHIBITS.PDF](#)

9. Case # 2021-09-03. Zoning Map Amendment

Public hearing request on an application from Jennifer Cook representing Luis Cortez, owner for a zoning map amendment from "R1" Single-Family Residential District to "R2" Two-Family Residential District for the purpose of constructing Twinhomes. The property is legally known as on Lots 1 through 20, Bolton Heights 11th Addition to the City of Minot, North Dakota.

The property includes multiple addresses between 35th St. NW and 33rd St. NW on the south side of 20th Ave. NW.

Documents:

[2021-09-03 - BOLTON HEIGHTS REZONE - R1 TO R2 WEXHIBITS.PDF](#)

10. Case # 2021-09-08. Subdivision, Zoning Map Amendment, Future Land Use Amendment, Annexation

Public hearing request on an application from 42 Minot, LLP, representative on behalf of Jared L Lochthowe, owner for an annexation, zoning map amendment from "AG"

Agricultural District to "M1" Light Industrial District, a Future Land Use Map amendment from Office Business Park and Medium Density Residential to Industrial, and subdivision plat. The proposed plat is to be known as Don's 2nd Addition. The property is legally known as a portion of the SE1/4 & SW1/4 of Section 35, Township 156 North, Range 83 West, Ward County, North Dakota.

The property is presently unaddressed and located on the north side of 46th Ave. NW across the street from 515 46TH Ave. NW.

Documents:

[2021-09-08 - DONS 2ND ADDITION - ANNEXATION, SUBDIVISION, ZONE CHANGE , AND FLU AMEND WEXHIBITS.PDF](#)

11. Case # 2021-09-06. Zoning Text Amendment

Public hearing request on an application from Harold Stewart on behalf of the City of Minot for a Zoning Text Amendment. The proposed changes affect Table 5.1-6(b) and Table 5.1-6(c) related to sign regulations and Section 9.2-1 C. related to written notice to neighboring property owners

Documents:

[2021-09-06 - SIGN AND PROCESS TEXT AMENDMENT WEXHIBITS.PDF](#)

12. Other Business

13. Adjournment