

City of Minot  
Regular Planning Commission Meeting  
Wednesday, November 4, 2020 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. Approval Of October 6, 2020 Regular Meeting Minutes

Documents:

[10 \(OCT\) RECOMMENDATIONS 2020.PDF](#)

4. Subdivision – The Bluffs 15th Addition  
Public hearing request on an application from Derek Blasing, applicant, to create a new subdivision from Lot 34, Block 1, The Bluffs Addition and Lot 5, The Bluffs 11th Addition, with the intention of selling a portion of Lot 5 to his neighbor. The resulting lots will be known as Lots 1 & 2, The Bluffs 15th Addition.

These properties are located at 3517 and 3521 21st Street SE.

Documents:

[SUBDIVISION-BLUFFS 15TH.PDF](#)

5. Subdivision – The Bluffs 16th Addition  
Public hearing request on an application from Travis Irwin, applicant, to consolidate Lots 33 & 34, Block 1, The Bluffs Second Addition and Lot 26, The Bluffs 7th Addition, into two new lots to be known as Lots 1 & 2, The Bluffs 16th Addition.

These properties are located at 81, 85, & 89 Valley Bluffs Court.

Documents:

[SUBDIVISION-BLUFFS 16TH.PDF](#)

6. Subdivision – Johnerson's 2nd Addition  
Public hearing request on an application from Trent Kuhn, applicant, to replat Lot 6, Johnerson's Subdivision of Lots 8, 9, 10 of Hecker's Second Addition to include an adjacent abandoned alleyway. The resulting property will be known as Lot 1, Johnerson's 2nd Addition.

This property is located at 924 Valley Street.

Documents:

[SUBDIVISION- JOHNERSONS 2ND ADDITION.PDF](#)

7. Conditional Use Permit – Prairie Green Addition N 100' Of Lot 25

Public hearing request on an application from Lyrissa Ronyak, The Bark Porch, applicant for a Conditional Use Permit to operate a doggie daycare.

This property is located at 3001 7th Street SW.

Documents:

[CUP- PRAIRIE GREEN ADDITION.PDF](#)  
[PRAIRIE GREEN ADDITION - BARK PORCH LETTER.PDF](#)

8. Outlot Plat, Zone Change And Comprehensive Plan/Future Land Use Map Amendment – Outlot 1, Section 10-154-83

Public hearing request on an application from Brad Abel, applicant, to plat an outlot from an unplatted portion of the NE ¼ NE ¼ of Section 10-154N-83W, to be known as Outlot 1 of Section 10-154N-83W and to rezone the resulting property from AG, “Agricultural District” to P, “Public” for a family cemetery for private use. Additionally, the Future Land Use Map of the Comprehensive Plan is going to be amended from “Rural/Agricultural” to “Cemetery.”

This property is located in an unplatted portion of the NE ¼ NE ¼ of Section 10-154N-83W

Documents:

[OUTLOT PLAT, REZONE, AND FLU AMENDMENT- OUTLOT 1 S10-154N-83W.PDF](#)

9. Conditional Use Permit And Zone Change – Highlander Estates 2nd Addition, Lots 1, 2, 4 & 8

Public hearing request on an application by Blue Ridge Properties, LLC & Highlander Office Park, LLC, applicants, to rezone Lots 1, 2, 4, & 8, Highlander Estates 2nd Addition from C1, “Neighborhood Commercial District” to C2, “General Commercial District.” Additionally, the applicants are also applying for a Conditional Use Permit on Lot 8 for a carwash.

These properties are located at 2050, 2051, 2250, and 2251 36th Ave SW.

Documents:

[ZONE CHANGE AND CUP- HIGHLANDER ESTATES 2ND ADDITION.PDF](#)  
[PINNACLE EXPRESS LETTER.PDF](#)

10. Outlot Plat & Zone Change – OTL15 NE1/4 S26-156N-83W

Public hearing request on an application by Blake & Pamela McKay, applicants to plat a new outlot to include all of Outlot 13 and a portion of the unplatted NE ¼ of Section 26-156N-83W into a new outlot to be known as Outlot 15 of NE ¼ Section 26-156N-83W, for the purpose of installing new rows of trees around the outside perimeter of property. The resulting property is going to be rezoned from AG, “Agricultural District” and RA, “Agricultural Residential District” to just RA, “Agricultural Residential District.”

This property is located at 7009 Hwy 83N.

Documents:

[OUTLOT PLAT AND REZONE- OUTLOT 15 S26-156N-83W.PDF](#)

11. Zoning Ordinance Text Amendment To Chapter 20 – Flood Protection Requirements  
Public hearing request on an application by Lance Meyer, Applicant, representing the City of Minot, to amend Chapter 20 of the Minot Zoning Ordinance. Changes include formatting adjustments, clarifying language surrounding structural equipment such as heating, plumbing, and ventilation systems to be elevated at least one foot above base flood elevation, and the addition of a severability clause.

Documents:

[ZONING TEXT AMENDMENT CHAPTER 20.PDF](#)  
[CHAPTER 20 - FLOODPROTECTION - FINAL.PDF](#)

12. Other Business

13. Adjournment