

City of Minot  
Regular Planning Commission Meeting  
Tuesday, June 01, 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. Case # 2021-06-03. Zoning Map Amendment And Annexation  
Public hearing request on an application from Loren Klein representing Kari Herslip, Kristi Chole, and Kevin Beeter, owners for annexation and a zoning map amendment from "AG" Agricultural District to "M1" Light Industrial District. The property is legally known as Outlot 35 of Section 29, Township 155 North, Range 82 West, Ward County, North Dakota.

The property is presently unaddressed and located to the east across the street of 1602 27th St. SE.

5. Case # 2021-06-01. Outlot Plat  
Public hearing request on an application from James Walsh representing Jeana Walsh and Lloyd Patrick Walsh, owners for a subdivision plat to create Outlot 5, being all of Outlot 4, a Portion of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , and a portion of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , all within Section 9, Township 155N, Range 82W, Ward County, North Dakota.

The property is located at 4540 30th Ave NE.

Documents:

[OUTLOT PLAT - OUTLOT 5 WEXHIBITS.PDF](#)

6. Case # 2021-06-06. Subdivision, Zoning Map Amendment, And Future Land Use Map Amendment  
Public hearing request on an application from Ackerman Surveying representing Troy Bertsch, owner for a zoning map amendment from "AG" Agricultural District to both "AG" Agricultural District and "RR" Rural Residential District. Further, the request includes a future land use map amendment from Medium Density Residential and Low Density Residential to Very Low Density Residential. Finally, the request includes a subdivision plat of Bertsch Addition. Proposed Lot 1 is to be "AG" Agricultural District and proposed Lot 2 is to be "RR" Rural Residential District. The property is legally known as Outlot 13 of Section 6, Township 154 North, Range 82 West, Ward County, North Dakota.

The property is located to the east of 1501 54th Ave. SE. (County Rd. 14A).

Documents:

[SUBDIVISION, ZONE CHANGE, FLU AMENDMENT - BERTSCH ADDITION WEXHIBITS.PDF](#)

7. Case # 2021-06-07. Subdivision Plat And Street/Alley Vacation  
Public hearing request on an application from Maria Romanick representing the City of Minot, owner for a subdivision plat, including a vacation of right-of-way to be known as Minot International Airport Fourth Addition. The properties are legally known as Lots 5 & 6, Block 5 and a Portion of Vacated Right-of-Way of Minot International Airport Second Addition.

The property address is 2400 N. Broadway Unit 2.

Documents:

[SUBDIVISION - MINOT AIRPORT LOT CONSOLIDATION WEXHIBITS.PDF](#)

8. Case # 2021-06-04. Zoning Map Amendment  
Public hearing request on an application from Jason Loney, Scheels All Sports, Inc. representing Dakota Square Mall CMBS, LLC owner for a zoning map amendment from "C4" Planned Commercial to "C2" General Commercial with a Planned Unit Development (PUD) overlay for the purposes of building expansion. The property is legally known as Lot 8 of Dakota Square Second Addition of the City of Minot, North Dakota.

The property is located at 2400 10th St. SW.

Documents:

[PUD AND ZONE CHANGE -SCHEELS RELOCATION WITH EXHIBITS.PDF](#)

9. Case # 2021-06-05. Subdivision, Zoning Map Amendment, And Future Land Use Map Amendment  
Public hearing request on an application from Michael Sartwell, PRGA Properties – St. Joseph, LLC owner/representative and Trustees Church of God of Prophecy, owner for a zoning map amendment from "R1" Single-Family Residential District to "C2" General Commercial District and a future land use map amendment from Low Density Residential to Commercial. Further, a subdivision to be known as Suburban Homes 4th Addition is being requested to adjust the shared property boundary between the two subject properties thirty (30) feet to the west. The area of the property boundary adjustment is the same area affected by the zoning map amendment and future land use map amendment request. The properties are legally known as Lot 2, Less the East 20 Feet Thereof, and the North ½ of Lot 9, and the South 60 Feet of the East ½ of Lot 9 and the West 100 Feet of Lot 10, and the East 100 Feet of the West 200 Feet of Lot 10, All in Block 1, Suburban Homes Addition to the City of Minot, North Dakota.

The properties are located at 1401 4th St. SW and 1416 S. Broadway.

Documents:

[SUBDIVISION, ZONE CHANGE, FLU AMENDMENT - SLIM CHICKENS WEXHIBITS.PDF](#)

10. Case # 2021-06-02. Conditional Use Permit And Variance  
Public hearing request on an application from Hunter Langseth representing Margo Ehr, owner, for a conditional use permit for commercial recreation outdoor related to a paintball arena and a variance to paving requirements for the driveway and parking area and relaxation of signage allowance within "R1" Single-Family Residential District. The

property is legally known as Outlot 34 of the NE ¼ and the SE ¼ of Section 30-155-82, Less Sublot A, Less Highway, and Less Portions of Outlots 44 and 45.

The property is presently unaddressed and located on the southside of Valley St.. Access to the property is approximately 350' to the northwest of 2204 Valley St.

Documents:

[CUP - SHOTS FIRED PAINTBALL WITH EXHIBITS.PDF](#)

11. Other Business

12. Adjournment