

City of Minot
Regular Planning Commission Meeting
Tuesday, February 01, 2022 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 January 04, 2022 Regular Meeting Minutes

Documents:

[01 \(JANUARY\) RECOMMENDATIONS 2022.PDF](#)

5. Case # 2022-1-03. Outlot Plats

Public hearing request on an application from Jason E. Haugen and Ashley Haugen, owners representing Glen Schumaier, also an owner, to facilitate a lot line adjustment through the creation of two new outlot to be known as Outlot 24 and Outlot 25. The subject properties are legally described as being Located in the SE ¼ of the SW ¼ of Section 34, Township 155 North, Range 82 West, Ward County, ND.

The properties are address at 6021 37th Ave SE and 6061 37th Ave SE

Documents:

[2022-01-03 - OUTLOTS 24 AND 25 - OUTLOT PLAT WITH EXHIBITS.PDF](#)

6. Case # 2022-01-02. Zoning Map Amendment, Planned Unit Development, And Preliminary Plat

Public hearing request on an application from Blake Nybakken representing Henry Land Holding, LLC for a zoning map amendment from "C1" Neighborhood Commercial District to "C2" General Commercial District with a "PUD Overlay" Planned Unit Development. The proposal seeks to establish seven midrise buildings up to 90 feet tall with four of the seven buildings comprised of commercial on the first floor and residential on the second floor and above. The remaining three buildings will be solely residential use. The proposal will include 468 residential units, approximately 53,277 s.f. of commercial space, and two public plazas. Two additional buildings to accommodate drive-thru food retail are also proposed. A plat containing 12 lots is also proposed to delineate the various buildings and uses on the site and is to be known as Highlander Estates Fourth Addition. The subject property is legally described as Lot 13, Highlander Estates Subdivision, Section 34, Township 155N, Range 83W, Ward County, North Dakota.

The property is unaddressed and is located west of 2251 36th Ave. SW and north of the new Trinity Health hospital.

Documents:

[2022-01-02 - THE TRACKS - ZONE CHANGE, PUD, AND PRELIMINARY PLAT WITH EXHIBITS.PDF](#)

7. Case # 2022-02-01. Conditional Use Permit Amendment

Public hearing request on an application from Taylor Rovig representing Don Keller of D & DK Properties LLP for an amendment to conditional use permits No. 3594 and 3712 to extend the deadline of final completion from October 30, 2021 to June 15, 2022. The legal description of the property is Outlot 37 of the NE1/4 of the SW1/4 of the NW1/4 of the SE1/4, Section 29, Township 155N, Range 82W, Ward County, North Dakota.

The property address is 1820 Hwy 2 Bypass E.

Documents:

[2022-02-01 - CUP AMENDMENT - KELLER PAVING WEXHIBITS.PDF](#)

8. Adjournment