

City of Minot  
Regular Planning Commission Meeting  
Tuesday, February 2, 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 December 01, 2020 Regular Meeting Minutes

Documents:

[12 \(DEC\) RECOMMENDATIONS 2020.PDF](#)

5. Subdivision – Woodside 20th Addition

Public hearing request on an application from Shane Prough, owner, to create a new subdivision from Lots 7 & 8, Block 1, Woodside 7th Addition with the intention of building a detached garage. The resulting lot will be known as Lot 1, Block 1, Woodside 20th Addition.

These properties are located at 3300 and 3301 Spruce Ln. SE.

Documents:

[LOT CONSOLIDATION WOODSIDE 20TH ADDITION LOTS 7 AND 8 WITH EXHIBITS.PDF](#)

6. Outlot Plat, Zone District Change, And Comprehensive Plan/Future Land Use Map Amendment – Outlot 31, NE ¼ SW ¼, Section 21, Township 155 North, Range 83 West  
Public hearing request on an application from Gravel Products Inc., owner, to plat an outlot from an unplatted portion of the NE ¼ SW ¼, Section 21, Township 155 North, Range 83 West, to be known as Outlot 31 of the NE ¼ SW ¼, Section 21, Township 155 North, Range 83 West. The applicant also requests a zoning district change from “AG” Agricultural District to “P” Public Zone and to amend the Future Land Use Map of the Comprehensive Plan from Low Density Residential with a Conceptual Greenway Connection overlay to Public/Semi-Public with no change to the Conceptual Greenway Connection overlay boundaries.

The property is part of an unplatted portion of the NE ¼ SW ¼, Section 21, Township 155 North, Range 83 West.

Documents:

[OUTLOT PLAT AND REZONE OUTLOT 31 WITH EXHIBITS.PDF](#)

7. Zoning District Change – Subdivision Of Lot 2, Block 20, Prairie Green Second Addition, Lot A, Less A Portion To Lot 1, Highland Plaza Addition

Public hearing request on an application from Willy Fielhaber, owner, for a zoning district change for Subdivision of Lot 2, Block 20, Prairie Green Second Addition, Lot A, less a portion to Lot 1, Highland Plaza Addition from “C4” Planned Commercial District to “C2” General Commercial District for the purposes of building design alterations.

The property is located at 1515 24th Ave. SW.

Documents:

[ZONE CHANGE -DAKOTA WEST WITH EXHIBITS.PDF](#)

8. Conditional Use Permit – Lots 4 & 5, Energy Park First Addition

Public hearing request on an application from Eric Carnell, applicant, for a Conditional Use Permit for hazardous material storage on Lots 4 & 5, Energy Park First Addition.

These properties are located at 320 & 420 64th St. SE.

Documents:

[CUP - 420 64TH ST SE WITH EXHIBITS.PDF](#)

9. Zoning District Change – Lots 4 & 5 Thompsons Sixth Plat

Public hearing request on an application from Evette Melby, owner, for a zoning district change from “R3” Multiple Residence District to “RM” Medium Density Residential District for Lots 4 & 5, Thompsons Sixth Plat for the purposes of constructing a convalescent home.

These properties are located at 4 39th Ave. SW.

Documents:

[ZONE CHANGE -THOMPSONS 6TH, LOTS 4 AND 5 WITH EXHIBITS.PDF](#)

10. Planned Unit Development –Section 25, Township 155 North, Range 83 West, Outlots 4, 6 & 7 Of The SW ¼ SW ¼ Less Parcel 1-7A

Public hearing request on an application by Lutheran Social Services of North Dakota, owner, for a “PUD” Planned Unit Development to be overlaid on the underlying “C2” General Commercial District of Section 25, Township 155 North, Range 83 West, Outlots 4, 6 & 7 of the SW ¼ SW ¼ Less Parcel 1-7A. The purpose for the request surrounds a mix of housing for homeless and low-to-moderate income families, a commercial restaurant, office space, and space for congregate meals.

The property is located at 1901 S Broadway.

Documents:

[PUD -BROADWAY CIRCLE WITH EXHIBITS.PDF](#)

11. Subdivision – Livingston 9th Addition

Public hearing request on an application from James R. Myers, owner to create a new subdivision from Block 4, Livingston's 7th Addition. The resulting subdivision will be known as Livingston's 9th Addition.

The property is located across the street to the south of 801 & 905 21st Ave. SE.

Documents:

[LOT SPLIT - LIVINGSTONS 9TH ADDITION WITH EXHIBITS.PDF](#)

12. Other Business
13. Adjournment