

City of Minot  
Regular Planning Commission Meeting  
Tuesday, March 02, 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 February 02, 2021 Regular Meeting Minutes

Documents:

[02 \(FEB\) RECOMMENDATIONS 2021.PDF](#)

5. Case # 2021-03-01. Subdivision – Trestle Ridge 5th Addition  
Public hearing request on an application from Clint Neshem representing Two Track Acres LLC, owner, to create a new subdivision from Lot 1, Trestle Ridge 4th Addition. The resulting lots will be known as Lots 1 through 3, Trestle Ridge 5th Addition.

This property is located on the east side of the intersection of 14th Ave. SW and 62nd St. SW

Documents:

[SUBDIVISION - TRESTLE RIDGE 5TH ADDITION WEXHIBITS.PDF](#)

6. Case # 2021-03-02. Subdivision – Hacienda Hills 12th Addition  
Public hearing request on an application from Ronald LaCount representing DRL Holdings, LLP, owner, to create a new subdivision from Outlot 38, Section 19, Township 155N, Range 82W, Ward County, North Dakota. The resulting lots will be known as Lots 1 and 2, Hacienda Hills 12th Addition to the City of Minot, North Dakota.

The property is located at 1710 Valley St.

Documents:

[SUBDIVISION - HACIENDA HILLS 12TH ADDITION WEXHIBITS.PDF](#)

7. Case # 2021-03-03. Conditional Use Permit – Medical Clinic  
Public hearing request on an application from Cimberly Berg-Hooker, applicant, on behalf of Dakota Upreit Limited Partnership, owner for a conditional use permit for a general care clinic on Outlot 55 of Section 26, Township 155N, Range 83W.

The property is located at 1308 20th Ave. SW.

Documents:

[CUP - 1308 20TH AVE. SW WEXHIBITS.PDF](#)

8. Case # 2021-03-04. Subdivision, Zoning District Change, Variance - Skjoldal Addition  
Public hearing request on an application from Randi Wurgler, owner, to create a new subdivision from Outlot 3, Section 17, Township 155N, Range 83W, Ward County, North Dakota. The resulting lots will be known as Lots 1 and 2, Skjoldal Addition. In addition, the owner is requesting a Zoning District Change from "AG" Agricultural District to "RA" Agricultural Residential District for Lot 1 and from "AG" Agricultural District to "R1" Single-Family Residential District for Lot 2. Further, the owner is requesting a variance to the minimum lot size requirement for Lot 2 to be reduced to one acre.

These properties are located at 4710 County Rd. 15 W.

Documents:

[OUTLOT PLAT, REZONE, AND VARIANCE - SKJOLDAL ADDITION WEXHIBITS.PDF](#)

9. Case # 2021-03-05. Subdivision, Zoning District Change, Future Land Use Map Amendment – Galusha Ranch 2nd Addition  
Public hearing request on an application from Stacey Abel representing Ready Builders II, LLC, owner, to create a new subdivision from Lot 3, Galusha Ranch Addition to the City of Minot, North Dakota and an unplatted portion of the SW1/4 of the NE1/4, Section 6, Township 154N, Range 82W, Ward County, North Dakota. The resulting lots will be known as Galusha Ranch 2nd Addition. In addition, the owner is requesting a Zoning District Change from "AG" Agricultural District to "RA" Agricultural Residential District and a Future Land Use Map Amendment from a mix of Very Low Density Residential and Low Density Residential to solely Very Low Density Residential.

The property is located northwest of the intersection of 24th St. SE and 43rd Ave. SE

Documents:

[SUBDIVISION, ZONE CHANGE, FLU AMENDMENT - GALUSHA RANCH 2ND WEXHIBITS.PDF](#)

10. Case # 2021-03-06. Conditional Use Permit – Outdoor Display, Open Storage, And Hazardous Material Storage  
Public hearing request on an application from Chris Canarie representing STNL Minot, LLC on behalf of John Coughlin, owner for a conditional use permit for the outdoor display of merchandise, open storage, and hazardous material storage on the east side of Block 4, Livingston's 7th Addition and more specifically known as proposed Lot 2, Livingston's 9th Addition.

The property is along 21st Ave. SE south of 905 21st. Ave. SE

Documents:

[CUP - TRACTOR SUPPLY CO. WEXHIBITS.PDF](#)

11. Case # 2021-03-07. Masterplan Amendment, Variance  
Public hearing request on an application from Jason Sorenson, Assistant Public Works Director, representing City of Minot for a masterplan amendment of the city landfill site to

designate alternatives for a proposed transfer facility. A variance to design standards related to onsite road improvements, trash enclosure obscuration requirements, and landscaping requirements surrounding the immediate location of the transfer facility is also being requested. No change to the broader vegetative buffer along the south boundary near 37th Ave. SW is being sought. The masterplan encompasses the following properties: S1/2 S1/2 SW1/4; S1/2 N1/2 S1/2 SW1/4; SW1/4 SE1/4 Less N330' and Less Sorenson's 4th Addition, all in Section 28-155-83; and NE1/4 Section 33-155-83; and NW1/4 Section 33-155-83; and SW 1/4 Section 33-155-83, Less County Road Right-of-Way; and Sorensen 4th Addition Lot 1-3, 5, 6; and Outlot 18 of Section 28-155-83; Outlot 20 of Section 28-155-83.

The address for the landfill is 3500 19th Ave SW, Minot, ND 58701.

Documents:

[PUBLIC MASTER PLAN AMENDMENT AND VARIANCE - LANDFILL WEXHIBITS.PDF](#)

12. Case # 2021-03-08. Zoning Ordinance Text Amendment – Zoning Supplement To The City Of Minot

Public hearing request on an application from Harold Stewart, City Manager, representing the City of Minot to strike the existing Zoning Supplement to the Code of Ordinances last amended in March 2020 and adopt a new Zoning Supplement to the City of Minot Code of Ordinances (Proposed Zoning Code). The Proposed Zoning Code is the product of two years of effort by the Zoning Ordinance Steering Committee which is comprised of local surveyors, contractors, financiers, engineers, architects, City staff, a planning commissioner, a city council alderman, and consultation with numerous stakeholders. SRF Consulting Group was hired to facilitate the creation of the Proposed Zoning Code. The Planning Commission public hearing on the matter follows a general public input period beginning in December 2020. A copy of the Proposed Zoning Code may be viewed on the City website [minotnd.org](http://minotnd.org) and by clicking on the Planning link within the Government dropdown menu. Finally, click on Zoning Ordinance to see a link and other information surrounding the Proposed Zoning Code. For a direct link to the document please e-mail a request to [planner@minotnd.org](mailto:planner@minotnd.org). A copy is also available for viewing in the Planning Department located at 1025 31st St SE, Minot, ND.

The Proposed Zoning Code affects all property in the City of Minot and its Extra-territorial Jurisdiction extending approximately two miles from city limits.

Documents:

[ZONING SUPPLEMENT TO THE CITY OF MINOT WEXHIBITS.PDF](#)

13. Other Business

14. Adjournment