

City of Minot
Regular Planning Commission Meeting
Tuesday, April 05, 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 March 01, 2022 Regular Meeting Minutes

Documents:

[03 \(MAR\) RECOMMENDATIONS 2022.PDF](#)

5. Case #2022-04-03. Variance - WITHDRAWN

Public hearing request on an application from Justin Ronyak on behalf of DJL, LLC for a variance to the street-fronting setback from twenty-five feet (25') to six feet (6'). The purpose is to facilitate a building expansion. The legal descriptions for the properties are the North 265' of the East 80', Lot 12, Thompson's Fourth Plat.

The addresses are 415 20th Ave. SW.

6. Case #2022-04-01. Major Subdivision Preliminary Plat

Public hearing request on an application from JaCraig Partners, LLP representing Gravel Products Inc., owner, for a preliminary plat to divide two lots into three lots for the purpose of future development. The subdivision is proposed to be known as Stein Industrial Addition. The legal description for the properties is Lot A of Outlot 70 and Outlot 69 Less the East 1,000', Section 21, Township 155N, Range 82W to the City of Minot, North Dakota.

The properties are unaddressed, being located east of 205 42nd St. SE and abutting the BNSF mainline.

Documents:

[2022-04-01 - STEIN INDUSTRIAL ADDITION WITH EXHIBITS.PDF](#)

7. Case #2022-04-02. Zoning And Future Land Use Map Amendments

Public hearing request on an application from Kenn and Lynette Simensen, owners for a future land use map amendment from Industrial to Downtown Mixed Use and a zoning map amendment from "M1" Light Industrial District to "CBD" Central Business District.

The purpose for the request is to facilitate retail activities, including a commercial kitchen. The legal description for the property is the west 67' of the North 250' of Lot 2, Bayou Addition.

The property address is 400 E. Central Ave.

Documents:

[2022-04-02 - BAYOU ADDITION ZONE AND FLU MAP AMENDMENT WITH EXHIBITS.PDF](#)

8. Case # 2022-04-07. Zoning And Future Land Use Map Amendments
Public hearing request on an application by Roger Mazurek and Nick Gray on behalf of Young Men's Christian Association of Minot, owner, for a zoning map amendment from "R1" Single-Family Residential District to "C2" General Commercial District for the purpose of aligning the subject property zoning closer with the existing use of indoor/outdoor recreation. In addition, the request includes a future land use amendment from Low Density Residential to Commercial. The legal description for the property is Lot 1, Prairie Green 7th Addition plus ½ a portion of vacated 36th Ave. SW.

The address for the property is 3515 16th St. SW.

Documents:

[2022-04-07 - YMCA ZONING MAP AMENDMENT AND FLU MAP AMENDMENT WITH EXHIBITS.PDF](#)

9. Case #2022-04-04. Variance, Zoning Map Amendment, And Future Land Use Map Amendment
Public hearing request on an application from Tyler Oliver on behalf of Colby 2022, LLC, representing Ronald LaCount on behalf of DRL Holding, LLP, owner, for a zoning map amendment from "M1" Light Industrial District to "C2" General Commercial District. The request also includes a future land use map amendment from Industrial to Commercial. In addition, the request includes a variance to the buffer yard requirements between commercial and residential zoning denoted in Table 7.1-4 (a) from 20' to 0'. The legal description for the property is Lot 1, Hacienda Hills 12th Addition.

The property is currently unaddressed and located southeast of the intersection of 13th St. SE and Valley St., west of 1710 Valley St.

Documents:

[2022-04-04 - HACIENDA HILLS 12TH ADDITION ZONE , FLU MAP AMENDMENT, AND VARIANCE WEXHIBITS.PDF](#)

10. Case #2022-04-05. Preliminary Plat, Zoning Map Amendment, And Future Land Use Map

Amendment

Public hearing request on an application from Sean Weeks representing Jared Edwards and Scott Moum on behalf of Minot Public Schools, owner, for a preliminary plat to be known as Minot HS 2 Addition to consolidate three lots into one and simultaneously vacate the adjoining portions of unimproved right-of-way denoted as 23rd Ave. NW and 22nd St. NW. The application also requests a zoning map amendment request from "C2" General Commercial to "P" Public Zone and a future land use map amendment from Commercial to Public/Semi-Public for the purpose of constructing a new high school with athletic facilities. The legal description for the properties is Lots 1 through 3, ING Addition.

The address for the properties is 2100 21st Ave. NW.

Documents:

[2022-04-05 - SUBDIVISION, ZONE CHANGE, FLU AMENDMENT - MPS
HIGHSCHOOL 2 WEXHIBITS.PDF](#)

11. Other Business

Consider an extension from six (6) months to twelve (12) months for the submission of the final, recordable plat per Section 10.2-4 B of the pre-December 6, 2021 City of Minot Land Development Ordinance for the following subdivision plats:

Don's 2nd Addition (Extended to September 20, 2022)

Master Block 2nd Addition (Extended to September 20, 2022)

The Bluff's 18th Addition (Extended to November 15, 2022)

St. John's 3rd Addition (Extended to November 15, 2022)

Outlot 5, being all of Outlot 4, a Portion of the NW1/4 of the NW1/4, and a portion of the NE1/4 of the NW1/4, all within Section 9, Township 155N, Range 82W, Ward County, North Dakota (Extended to June 7, 2022)

12. Adjournment