

City of Minot
Regular Planning Commission Meeting
Tuesday, May 03, 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 April 05, 2022 Regular Meeting Minutes

Documents:

[04 \(APR\) RECOMMENDATIONS 2022.PDF](#)

5. Case #2022-05-06. Zoning Map Amendment And Future Land Use Map Amendment
Public hearing request on an application from Josh Wolsky, representing Dennis & Liz Wolsky Reserve Life Estate for a zoning map amendment from "M2" Heavy Industrial District to "CBD" Central Business District. In addition, the request includes a future land use map amendment from the Industrial to Downtown Mixed Use. The purpose of the application is to facilitate reuse of the property toward uses such as retail, office, restaurant, or other allowed use within the "CBD" Central Business District. The legal description for the property is Lot 9, Block 2, Ramstads 2nd Addition.

The property address is 313 E. Central Ave.

Documents:

[2022-05-06 - RAMSTADS 2ND ADDITION, LOT 9, BLOCK 2 ZONING AND FLU MAP AMENDMENTS.PDF](#)

6. Case #2022-05-02. Variance
Public hearing request on an application from Jim Redding, representing St. John the Apostle Church, owner, for a variance to Section 2.6-3. related to maximum lot coverage. The request is to vary from the maximum lot coverage of 40% to 59.5% to acknowledge the existing lot coverage exceedance of 15.5% and to further exceed the maximum by an additional 4% for the purpose of erecting a rectory onsite. The legal description for the property is Lot 2, St. Johns Addition to the City of Minot, North Dakota.

The property address is 2600 W. Central Ave.

Documents:

[2022-05-02 - VARIANCE - ST. JOHNS.PDF](#)

7. Case #2022-05-07. Major Subdivision Preliminary Plat And Conditional Use Permit
Public hearing request on an application from Eric Poppinga of Central Power Electric Cooperative, Inc., representative, on behalf of Northern States Power Company and Laurel Berg Trust Etal, owners for a major subdivision preliminary plat to adjust the property boundaries between two unplatted parcels of land. In addition, proposed Lot 1 seeks a conditional use permit for the purpose of expanding the existing utility facility. The proposed subdivision is to be known as Mallard Substation Subdivision and the legal description for the property is a portion of the SE1/4, Section 27, Township 155N, Range 82W, to the City of Minot, Ward County, North Dakota.
The property address is 1600 72nd St. SE.

Documents:

[2022-05-07 - MALLARD SUBSTATION - MAJOR SUBDIVISION, AND CUP.PDF](#)

8. Case #2022-05-01. Zoning Map Amendment
Public hearing request on an application from Harold Stewart, City Manager, on behalf of the City of Minot for a zoning map amendment from "R3C" Townhouse Residential District (R3C) to "R2" Two-Family Residential District (R2). The Land Development Ordinance of the City of Minot, adopted April 5, 2021, no longer permits twinhomes to be constructed within R3C. The purpose of this request is to bring the existing twinhome properties into legal conforming status and to allow the remaining undeveloped lots to be built with twinhomes. The legal description for the properties is Lots 2A through 13B, Block 6, Lots 20A through 30B, Block 5, and Lots 35A through 37B, Block 3, Stonebridge Farms 4th Addition, To the City of Minot, North Dakota.

The properties are addressed as follows: 3106-3153 8th St NE, and 90, 92, 94, 96, 98, & 100 Mulberry Loop NE.

Documents:

[2022-05-01 - STONEBRIDGE FARMS 4TH - ZONING MAP AMENDMENT.PDF](#)

9. Case #2022-05-05. Zoning Text Amendment
Public hearing request on an application from Harold Stewart, City Manager, on behalf of the City of Minot for a zoning text amendment to Table 2.2. Table of Uses, Section 4.1-6. C., D. & F., Chapter 2.3 Definitions, Table 6.1-4. Stacking Requirements, and Chapter 6.2 – Parking Table. The changes surround select commercial uses to be permitted within the "M1" Light Industrial District in limited circumstances. In addition, the changes include refined buffering standards related to auto maintenance, repair, and car wash uses. Corresponding changes to the use definitions, parking table, and automobile stacking requirements are included as part of the proposed changes. The changes will affect properties within the "C2" General Commercial District and "M1" Light Industrial

District throughout the City of Minot and extra-territorial jurisdiction of the City.

Documents:

[2022-05-05 - TEXT AMENDMENT - AUTOMOTIVE USES AND C2 IN M1.PDF](#)

10. ITEM CONTINUED FROM APRIL 5, 2022 - 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.PDF](#)

11. Adjournment