

City of Minot
Regular Planning Commission Meeting
Tuesday, May 04, 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 April 06, 2021 Regular Meeting Minutes

Documents:

[04 \(APR\) RECOMMENDATIONS 2021.PDF](#)

5. Case # 2021-05-04. Subdivision Plat

Public hearing request on an application from Rusten Roteliuk representing Schatz Properties, LLC, owner, for a subdivision plat of Southeast Ridge Business Park 3rd Addition that will combine three lots into two. The property is legally known as Lots 3, 4, & 5, Block 1 of Southeast Ridge Business Park Addition, Section 29, Township 155 North, Range 82 West, Ward County, North Dakota.

The properties are located at 1309 39th St. SE, 1305 39th St. SE, and 3900 13th Ave. SE.

Documents:

[SUBDIVISION - SOUTHEAST RIDGE BUSINESS PARK 3RD ADDITION WITH EXHIBITS.PDF](#)

6. Case # 2021-05-01. Subdivision Plat, Zoning Map Amendment, And Future Land Use Map Amendment

Public hearing request on an application from Nathan Amick representing Souris River Joint Board and David Kopp, owners for a subdivision plat of Ruth Addition, which includes Outlot 31 and an unplatted portion of the SE ¼ NW ¼, Section 21, Township 155 North, Range 83 West, Ward County, North Dakota. The applicant also requests a zoning district change to revise the existing zoning district boundaries of "AG" Agricultural District and "P" Public Zone to establish "AG" Agricultural District on Lot 1 and "P" Public Zone on Lot 2. Further, the applicant requests to amend the existing Future Land Use Map of the Comprehensive Plan boundaries of Low Density Residential with a Conceptual Greenway Connection overlay and Public/Semi-Public with a Conceptual Greenway Connection overlay to establish Low Density Residential with no change to the Conceptual Greenway Connection overlay on Lot 1 and Public/Semi-Public with no change to the Conceptual Greenway Connection overlay on Lot 2.

The property is part of Outlot 31 and an unplatted portion of the SE ¼ NW ¼, Section 21, Township 155 North, Range 83 West, Ward County, North Dakota.

Documents:

[SUBDIVISION, FLU AMENDMENT, AND ZONE CHANGE - RUTH ADDITION WITH EXHIBITS.PDF](#)

7. Case # 2021-05-03. Zoning Map Amendment And Future Land Use Map Amendment
Public hearing request on an application from Travis Mowbray representing Mowbray Properties, LLC, owner for a zoning map amendment from "C2" General Commercial to "M1" Industrial and a future land use map amendment from Commercial to Industrial. The property is legally known as Lots 14-17 in Block 3 of the Replat of Lots 41 thru 49, Block 1, and Blocks 2 & 3 of Norton's Addition.

The property is located at 328 20TH AVE SE.

Documents:

[ZONE CHANGE AND FLU AMENDMENT - MOWBRAY PROPERTIES, LLC WITH EXHIBITS.PDF](#)

8. Case # 2021-05-02. Conditional Use Permit – Hazardous Material Storage
Public hearing request on an application from Justin Thurn representing D&DK Properties, LLP, owner, for a conditional use permit for hazardous material storage related to diesel fuel tanks to be utilized to support operations of Keller Paving and Landscaping, Inc. The property is legally known as Outlot 37 of NESW NWSE Section 29, Township 155 North, Range 82 West.

The property is located at 1820 Hwy 2 Bypass E.

Documents:

[CUP - 1920 HWY 2 BYPASS E. WITH EXHIBITSPDF.PDF](#)

9. Other Business
10. Adjournment