

Planning Commission  
Meeting Agenda  
May 28, 2019

Chair: Jon Hanson  
Vice Chair: Charles DeMakis

Subject: The City Planning Commission will meet in regular session at 5:30pm on Tuesday, May 28, 2019, in City Council Chambers, 515 2nd Avenue, SW.

1. Roll Call
2. Pledge Of Allegiance
3. APPROVAL OF APRIL 29 MINUTES OF REGULAR MEETING

Documents:

[04 \(APR\) RECOMMENDATIONS \(2019\).PDF](#)

4. Southwest Crossing CCRC, Lot 1, Block 1, Lot 2, Block 1, Lot 1, Block 2, Lot 2, Block 2  
Public hearing on a request by Southwest Crossing Partners, LLC for a PUD (Planned Unit Development) submittal, a subdivision, and to request an amendment to the Future Land Use Map from "Low Density Residential" and "Medium Density Residential" to "High Density Residential," and also a zone change from R4, R3, R3C & R2 to RH. This item was carried over from the April 29th PC Meeting. This property is located at 4101 – 4231 & 4200 – 4238 Crossing Street SW and adjacent lots.

Documents:

[SW CROSSING CCRC FINAL DRAFT\\_LANG-BILLINGSLEY.PDF](#)  
[SW CROSSING PLANNED UNIT DEVELOPMENT.PDF](#)

5. Section 13-155-83, Outlot 31 Being A Portion Of US Hwy 83 Right-Of-Way

Public hearing on a request by Minot Park District. An agreement has been made between NDDOT and Minot Park District to deed a strip of Highway 83 Right-of-Way to the Minot Park District in order to accommodate the new Magic City Discovery Center site. A Right-of-Way plat per NDDOT standards will create an outlot to describe the parcel being transferred. This property is located on the east side of Highway 83 (Broadway) approximately 400 feet north of the Hampton Inn Property.

Documents:

[OL 31, US HWY 83 ROW PLAT.PDF](#)  
[SECTION 13-155-83, OUTLOT 31 BEING A PORTION OF US HWY 83 RIGHT-OF-WAY.PDF](#)

6. Prairie Green 2nd Addition, Block 22, Lot 6

Public hearing on a request by GR Vending ND Dispensary 4, LLC for a Conditional Use Permit (CUP) to accommodate a clinic, more specifically described as a medical marijuana dispensary. This property is located at 2301 16th Street SW.

Documents:

[PRAIRIE GREEN 2ND ADDITION - CUP MEDICAL MARIJUANA.PDF](#)  
[PRAIRIE GREEN 2ND ADDITION, BLOCK 22, LOT 6.PDF](#)

7. Section 14-155-83, Outlot 12, N150' Of S250'

Public hearing on a request by O'Reilly Auto Enterprises, LLC for a variance to the rear yard setback as required by the city code due to topographical and dimensional site constraints which restrict the development of the property. This property is located at 1205 N. Broadway.

Documents:

[S14 155 83 OL 12, OREILLYS AUTO VARIANCE.PDF](#)  
[SECTION 14 155 83 OUTLOT 12, N150FT OF S250FT.PDF](#)

8. Brookview 8th Addition Block 1, Lot 1

Public hearing on a request by Jarett Schatz for a Conditional Use Permit (CUP) to add an additional above ground propane tank at Schatz Crossroads. This property is located at 1712 20<sup>th</sup> Avenue, SE.

Documents:

[BROOKVIEW 8TH ADD, BLK 1, LOT 1- CUP FOR PROPANE TANK.PDF](#)  
[BROOKVIEW 8TH ADDITION, BLOCK 1, LOT 1.PDF](#)

9. Roosevelt Heights 3rd Addition

Public hearing on a request by Jeff Luedke for a subdivision to separate existing buildings into two (2) platted lots. This property is located at 300 & 304 18<sup>th</sup> Avenue SE.

Documents:

[ROOSEVELT HEIGHTS 3RD ADDITION SUB PLAT \(RECOVERED\).PDF](#)  
[ROOSEVELT HEIGHTS 3RD ADDITION.PDF](#)

10. South Park Terrace 4th Addition, N200' Of Lots 9, 10 & 11 Less Sublot A Of Lot 9

Public hearing on a request by Scott Bintz, Red Headed Rebel, LLC, for a Conditional Use Permit (CUP) in order to remodel the existing building into climate controlled storage as required in Zoning Ordinance Section 11-4 d. This property is located at 1908 Hiawatha Street, SE.

Documents:

[SOUTH PARK TERRACE 4TH ADDITION - CUP FOR COLD STORAGE.PDF](#)  
[SOUTH PARK TERRACE 4TH ADDITION, N200FT OF LOTS 9, 10,AND 11, LESS SUBLot A OF Lot 9.PDF](#)

11. Subdivision Of Block 7 Of Ramstad's Riverview Subdivision, Block 2, W20' Of Lot 3 And All Of Lot 4

Public hearing on request by Jeffrey and Hope Buchweitz for a 6" variance to the 25' front yard setback (east) and 5' variance to the 20' rear yard setback (west) to allow the owner to construct a garage addition approximately 30 x 30 in the front yard of the lot due to steep topography. This property is located at 414 & 416 7<sup>th</sup> Avenue, SE.

Documents:

[BLOCK 7 RAMSTADS RIVERVIEW SUB, BLK 2, W 20FT OF LOT 3 AND ALL LOT 4 - FRONT AND REAR YARD SETBACK VARIANCE - BUCHWEITZ.PDF](#)

SUBDIVISION OF BLOCK 7 OF RAMSTADS RIVERVIEW SUBDIVISION, BLOCK  
2, W20FT OF LOT 3 AND ALL OF LOT 4.PDF

12. External Agency Comments  
External Agency Comments

Documents:

EXTERNAL AGENCY COMMENTS.PDF