

City of Minot  
Regular Planning Commission Meeting  
Wednesday, July 7, 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 June 1, 2021 Regular Meeting Minutes

Documents:

[06 \(JUN\) RECOMMENDATIONS 2021.PDF](#)

5. Case # 2021-07.01 Subdivision

Public hearing request on an application from Monique Jensen of Nedrose Holdings, LLP, owner for a subdivision to be known as Pendleton Estates 2nd Addition. The property owner seeks to adjust the location of a shared property boundary. The proposed subdivision will create no additional lots. The properties are legally known as Lot 9 & 10, Block 2 Pendleton Estates Addition to the City of Minot, North Dakota.

The properties are located at 501 and 701 83rd St. NE.

Documents:

[CASE 2021-07-01 - SUBDIVISION - PENDLETON ESTATES 2ND ADDITION WITH EXHIBITS.PDF](#)

6. Case # 2021-07.02 Subdivision

Public hearing request on an application from Randy Conway of Southside Holdings, LLP, owner for a subdivision to be known as Urban 15th Addition. The property owner seeks to divide one lot into two lots for the purpose of commercial development. The property is legally known as Lots 2, 3, & 4, Urban Fifth Addition to the City of Minot, North Dakota.

The property is located at 900 37th Ave. SW.

Documents:

[CASE 2021-07-02 - SUBDIVISION - URBAN 15TH ADDITION WITH EXHIBITS.PDF](#)

7. Case # 2021-07.04 Subdivision

Public hearing request on an application from Rusten Roteliuk of Houston Engineering representing Bremmer Bank, National Association, owner for a Subdivision of Lot 2, Block 1 of Southwest Business Park Second Addition, Section 32, Township 155 North, Range 83 West, Ward County, North Dakota. The purpose of the subdivision is to divide one lot into three lots to be known as Southwest Business Park 3rd Addition.

The property is located at 1615 36th Ave. SW.

Documents:

[CASE 2021-07-04 - SUBDIVISION - SOUTHWEST BUSINESS PARK 3RD ADDITION WITH EXHIBITS.PDF](#)

8. Case # 2021-06.03 Zoning Map Amendment And Annexation

Public hearing request on an application from Loren Klein, owner, for annexation and a zoning map amendment from "AG" Agricultural District to "M1" Light Industrial District. The property is legally known as Outlot 35 of Section 29, Township 155 North, Range 82 West, Ward County, North Dakota.

The property is presently unaddressed and located to the east across the street of 1602 27th St. SE.

Documents:

[CASE 2021-06-03 - ANNEXATION AND REZONE - OUTLOT 35 WITH EXHIBITS.PDF](#)

9. Case # 2021-07.03 Outlot And Zoning Map Amendment

Public hearing request on an application from Ethan and Courtney Erickson representing Darla and Donald Erickson, owners for a zoning map amendment from "C2" General Commercial to "AG" Agricultural District for a 10-acre portion of their property. Also considered at this hearing will be an outlot plat to create the respective 10-acre property to be known as Outlot 23. The property is legally known as an unplatted portion of the NE ¼ of the SE ¼, Section 19, Township 155 North, Range 83 West, Ward County, North Dakota.

The proposed outlot is currently unaddressed and lies immediately west of 6020 County Rd 12 W.

Documents:

[CASE 2021-07-03 - OUTLOT PLAT AND REZONE - OUTLOT 23 WITH EXHIBITS.PDF](#)

10. Other Business

## 11. Adjournment