

City of Minot
Regular Planning Commission Meeting
Wednesday, September 7, 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 August 2, 2022 Regular Meeting Minutes

Documents:

[08 \(AUG\) RECOMMENDATIONS 2022.PDF](#)

5. Case #2022-09-01. Preliminary Plat

Public hearing request on an application from Chad Atterton representing Jeremy Evans, owner for a preliminary plat that includes vacation of right-of-way (alley). The plat will amend the boundaries of two lots to incorporate the vacated right-of-way into two new lots to be known as Lenox Park 3rd Addition. The legal description for the properties is Lot 1, Lenox Park Addition and the West ½ of Lots 107, 108, 109, 110, and 111, Elbow Park Manor Plus Adjacent Alley to the City of Minot, North Dakota.

The properties are addressed at 1609 and 1613 1st Ave. SE

Documents:

[2022-09-01 - LENOX PARK 3RD ADDITION- MAJOR SUBDIVISION.PDF](#)

6. Case #2022-09-02. Conditional Use Permit Amendment

Public hearing request by Steve Eberle representing Fred Bentz on behalf of Capital R.V. Centers Inc. to amend the Conditional Use Permit (CUP) for Case No. 2021-09-07 to allow for additional building types beyond enclosed warehousing. The legal description for the property is Lot 1, Master Block 2nd Addition of the City of Minot, North Dakota.

The property is addressed at 2901 14th Ave. SW.

Documents:

7. Case #2022-09-03. Preliminary Plat And Zoning Map Amendment

Public hearing request by Harold Stewart on behalf of the City of Minot, owner for a preliminary plat and zoning map amendment to several properties to acknowledge the realignment of 4th Ave. NW to accommodate the flood control wall and other flood control-related infrastructure along 4th Ave. NW. Properties addressed at 100, 106, and 110 4th Ave. NW will be consolidated into two lots, where one lot is proposed to be zoned "RM" Medium Residential District and the other is proposed to be zoned "P" Public District. The "RM" Medium Residential District property will encompass the property where the Home Sweet Home dwelling presently resides. All other property a part of this proposal is to be zoned "P" Public District for the purpose of flood control or, where no flood control infrastructure resides, as open space. Some properties abut right-of-way where there no longer exist streets due to the construction of flood control infrastructure.

The respective rights-of-way are proposed to be vacated via this proposed plat. The preliminary plat is to be named 4th Avenue Addition, being a Replat of Watnas Addition and Robo Addition, located in the Northeast Quarter of Section 23, Township 155 North, Range 83 West of the Fifth Principal Meridian and a Portion of Ramstad's 3rd Addition; a portion of Subdivision of Outlot 6 River Park Addition, a portion of River Park Addition, a portion of Forsberg's Re-Arrangement of East One Half of Block 3 of River Park Addition, a Portion of Lakeview Subdivision of Blocks 23 And 25, Lakeview Addition, and a portion of Robb's Addition, located in the Southwest Quarter of Section 13, Township 155, North Range 83 West of the Fifth Principal Meridian; Oakland Park Addition, Outlots Sec 24 155 83 Outlot 13, located in the Northwest Quarter of Section 24, Township 155 North, Range 83 West of the Fifth Principal Meridian.

Documents:

[2022-09-03 - REZONE AND PRELIMINARY PLAT - 4TH AVE. ADDITION.PDF](#)

8. Case #2022-09-04. Preliminary Plat And Zoning Map Amendment

Public hearing request by Justin Thurn representing Keller Paving and Landscaping Inc., D & DK Properties LLP, and Orlan and Mary Rovig, owners for a preliminary plat and zoning map amendment. The preliminary plat to be known as River Bottom Addition will consolidate multiple lots into three. The existing zoning of "AG" Agricultural District, "M1" Light Industrial District, and "M2" Heavy Industrial District will be modified as follows: Lot 1 – "M1" Light Industrial District, Lot 2 – "M2" Heavy Industrial District, and Lot 3 – "AG" Agricultural District. The legal description for the properties is a portion of Outlot 34, all of the Outlots 4, 11, 12, Lot A of Outlot 12, 36 and 37 of Section 29, Township 155N, Range 82W, Ward County, North Dakota.

The properties are addressed as 1820, 1826, 1900 Hwy 2 Bypass E and include additional unaddressed properties. The properties are located between Hwy 2 Bypass E and 27th St. SE, northeast of the tracks, and southwest of the Souris River.

Documents:

[2022-09-04 - RIVER BOTTOM ADDITION - REZONE AND PRELIMINARY PLAT.PDF](#)

9. Case #2022-09-05. Variance

Public hearing request by Eric Thoenke, owner for a variance to the rear yard setback from eighteen feet (18') to four feet (4') to accommodate the construction of a detached garage. The legal description for the property is North Minot Addition Subdivision of Block 14, Lot 11, Block 2.

The property address is 830 University Ave. W.

Documents:

[2022-09-05 - ERIC THOEMKE - VARIANCE.PDF](#)

10. Case #2022-08-02. Conditional Use Permit Revocation - Continued

Public hearing request by the Planning Division of the City of Minot to initiate the revocation of two conditional use permits permitted via Resolutions 3594 and 3712 due to nonconformance with requisite conditions. The legal description for the property is Outlot 37 of the NE ¼ of the SW ¼ and the NW ¼ of the SE ¼ of Section 29, Township 155 North, Range 82 West.

The property is addressed at 1820 Highway 2 Bypass East.

Documents:

[2022-08-02 - KELLER PAVING CUP REVOCATION WITH EXHIBITS.PDF](#)

11. Adjournment