

City of Minot
Regular Planning Commission Meeting
Tuesday, December 6, 2022 at 5:30 PM
City Council Chambers, City Hall

1. Roll Call
2. Pledge Of Allegiance
3. Intro & Decorum

Documents:

[PLANNING COMMISSION INTRO AND PUBLIC HEARING DECORUM.PDF](#)

4. Approval Of The October 4, 2022 Regular Meeting Minutes

Documents:

[10 \(OCT\) RECOMMENDATIONS 2022.PDF](#)

5. Case # 2022-12-04: Interim Use Permit – Souris River Joint Board - MI-5A
Public hearing request from Souris Basin Joint Board representing the Minot Area Development Corporation, owner for an interim use permit for mining or extraction of mineral and aggregate resources. The property is legally described as Lot 1, Minot AG Complex 7th Addition and the SE1/4, Section 8, Township 155N, Range 82W, lying within the City of Minot, Ward County, North Dakota.

The address is 1725 42nd St. NE and a portion of the unaddressed property immediately to the north.

Documents:

[2022-12-04 - MOUSE RIVER MI-5A - IUP WEXHIBITS REDUCED.PDF](#)

6. Case # 2022-12-01: Preliminary Plat – Kibler, Schmitt, Drevecky
Public hearing request by Robert Kibler, Cala Schmitt, Kelly Drevecky, owners for a preliminary plat to subdivide two unplatted parcels of land into three lots within the “AG” Agricultural District. The subdivision is to be known as Kibler Deufel Drevecky Schmitt Subdivision and is legally described as an unplatted portion of the NW1/4, and the NW1/4NE1/4, Section 25, Township 156N, Range 83W, to the City of Minot, North Dakota.

One property is addressed at 800 72nd Ave. NE and the other property is unaddressed lying east of 800 72nd Ave. NE.

Documents:

[2022-12-01 - PRELIMINARY PLAT - KDDS SUBDIVISION - PRELIM PLAT WEXHIBITS.PDF](#)

7. Case # 2022-12-03: Variance - Country Paws Daycare
Public hearing request from Kelsey Self representing David John Jr., owner for a variance to the use standards that apply to kennels within the “M1” Light Industrial District. The specific use standards requested to be varied are located in Section 4.1-6. K. related to minimum lot size of two-acres and minimum distance an exterior dog run shall be located to any property line and/or residential district or use, being 100 feet and 500 feet respectively. The request would reduce these distances to approximately 10’ and 300’.
The legal description for the property is Outlot 1 of the SW1/4NW1/4, Section 22,

Township 155N, Range 82W, lying within the City of Minot, Ward County, North Dakota. The lot is presently one-acre in size.

The address is 325 55th St. SE.

Documents:

[2022-12-03 - COUNTRY PAWS DAYCARE AND LODGING - VARIANCE WEXHIBITS REDUCED.PDF](#)

8. Case # 2022-12-02: Preliminary Plat, Conditional Use Permit, Variance, And Zoning Map Amendment - Campground

Public hearing request by Matthew Kremer representing James and Pamela Mostad to subdivide an existing parcel of unplatted land into three properties. Two lots will comprise the proposed subdivision to be named Kremer Addition, while the remainder of land will be unplatted as it falls outside of City of Minot zoning jurisdiction. The application includes a conditional use permit for a campground (tent and RV) and a zoning map amendment from "RR" Rural Residential District to "P" Public District for the proposed Kremer Addition. The application includes a variance to Section 6.1-5. C. related to conventional paving standards. The applicant is proposing to use crushed concrete or compaction gravel. The legal description for the property is Outlot 24, and the N1/2SW1/4NW1/4 Less Outlots 18-20 and 23, N1/2SE1/4NW1/4, N1/2SW1/4NE1/4, and an unplatted portion of NE1/4NW1/4 lying South & West of Railroad R.O.W., of Section 10, Township 154N, Range 82W, to the City of Minot, North Dakota.

The property is unaddressed and lies between 5700 54th Ave. SE and the railroad right-of-way.

Documents:

[2022-12-02 - CAMPGROUND - KREMER ADDITION WEXHIBITS_REDUCED.PDF](#)

9. Case # 2022-11-05: Zoning Text Amendment - Fall Clean-Up

Public hearing request by City of Minot for a zoning text amendment to accommodate changes to the Land Development Ordinance of the City of Minot. The affected sections are as follows: Chapter 14.3 – Definition of Specialized Terms and Phrases, Chapter 2.3 – Definitions, Table 2.2. Table of Uses, Chapter 6.2. – Parking Table, Chapter 5.2 related to the addition of Iconic Signs, Chapter 2.10 "R3C" Townhouse Residential District, Section 3.1-5 D. related to front yard setback reductions, Section 3.1-4. B. 6., Section 4.1-7. H. 1. a. & 2. a. related to the minimum size of a required structure on property used for open warehousing, Section 9.1-3. G. surrounding the evaluation criteria for the granting of variances, adding clarifying language to Section 6.1-7. B. 1. E. related to paving in residential zones, Section 9.1-8 and Section 9.3-3 related to dissolution of the Zoning Ordinance Steering Committee, Section 13.1-3. A. related to transferability of non-conforming uses, and addressing contamination of the stormwater system both during and following completion of construction in Section 12.1-4. & 5.

Documents:

[2022-11-05 - TEXT AMENDMENT - FALL CLEAN-UP WEXHIBITS.PDF](#)

10. Other Business

11. Adjournment