

Regular Planning Commission  
Meeting Agenda  
April 07, 2020

Chair: Charles DeMakis  
Vice Chair: Dustin Offerdahl

Subject: The City Planning Commission will meet in regular session at 5:30 on Tuesday, April 7, 2020 in City Hall Chambers, 515 2nd Avenue, SW.

Due to the COVID-19 guidance on separation, there are only 34 seats available to the public. Please only attend the meeting if you have direct business before the Planning Commission. Written comments can be submitted to the Peter Baumgartner prior to the meeting at [peter.baumgartner@minotnd.org](mailto:peter.baumgartner@minotnd.org). Live stream of this meeting is available at <https://www.facebook.com/cityofminot>

1. Roll Call
2. Pledge Of Allegiance
3. Approval Of January 07, 2020 And March 03, 2020 Minutes Of Regular Meeting Minutes

Documents:

[01 \(JAN\) RECOMMENDATIONS 2020.PDF](#)  
[03 \(MAR\) RECOMMENDATIONS 2020.PDF](#)

4. Variance - Northern Plains Energy Park, Lots 7, 8 & 9, Block 3  
A request by Melgaard Ventures, LLC, Owner, for a variance to have the hidden fasteners requirement waived for three (3) additional buildings being built by Melgaard Ventures, LLC.

This property is located at 500 40th Avenue NE.

Documents:

[VARIANCE - NORTHERN PLAINS ENERGY PARK \(MELGAARD VENTURES\).PDF](#)

5. Annexation, Future Land Use Map Amendment, And Subdivision – Hawks View 3rd Addition, Lots 1 & 2  
Public hearing on a request by Ron and Linda Terfehr, Applicants, and Mark J. Frueh, Owner, to annex Lot 4 of Hawks View Addition into the corporate boundary of the City of Minot, and also an amendment to the Future Land Use Map of the Comprehensive Development Plan from “Low Density Residential” and “Very Low Density Residential” to “Very Low Density Residential” only, and to consider a proposed subdivision plat for Hawks View 3rd Addition, Lots 1 and 2.

This property is located at 1320 37th Avenue, SE.

Documents:

[ANNEX, COMP PLAN, AND SUBDIVISION BY PLAT-HAWKS VIEW 3RD ADDITION.PDF](#)

6. Subdivision, Future Land Use Map Amendment, And Zone Change – Essential Townhomes Addition

Public hearing on a request by Andrew Thill, Applicant and Essential Living, Inc., Owner, for an amendment to the Future Land Use Map of the Comprehensive Development Plan from "Neighborhood Commercial" to "Medium Density Residential", and to rezone proposed Lot 1 from District R4, Planned Residential District to District RM, Medium Density Residential District and to rezone proposed Lots 2 through 32 from District R4, Planned Residential District to District R3C, Townhouse Residential District, and also to replat this property into 33 lots as proposed Essential Townhomes Addition.

This property is located at 234 14th Avenue SE.

Documents:

[ZONE CHANGE, SUBDIVISION PLAT, COMP PLAN AMENDMENT- ESSENTIAL TOWNHOMES ADDITION SD.PDF](#)

7. Discussion Item  
Discussion to reduce the size of the Planning Commission.
8. Adjournment