

RESOLUTION NO. xxxx

BE IT, HEREBY, RESOLVED BY THE CITY COUNCIL of the City of Minot, North Dakota, that a conditional use permit is granted to ReHab Services, Inc., Applicant and Owner, for a Conditional Use Permit to operate a group home for rehabilitation of persons suffering from addiction on property described as; Lots 23 and 24, Block 13, Blaisdell Bird Addition, City of Minot, subject to the following conditions:

1. A Site plan submittal and review by the Engineering Department is required for site access and parking lot layout review prior to final issuance of the CUP.
2. Access directly onto 4th Ave NW shall be eliminated.
3. Access to the site/parking lot will remain from 19th St NW and from the alley.
4. This site shall be subject to the regulations in Chapter 25, Nonconforming Uses, in the Zoning Ordinance of the City of Minot. The structure shall not be replaced at the existing setback if destroyed greater than sixty percent (60%) of its reproduction value. The replacement location shall meet R2 setback requirements.
5. If substantial construction has not taken place within one (1) year of the date on which the conditional use permit was granted, the permit is void except that, on application, the council, after receiving recommendation from the Planning Commission, may extend the permit for such additional period as it deems appropriate. If the conditional use is discontinued for six (6) months, the conditional use permit shall become void. This provision shall apply to conditional use permits issued prior to the effective date of this title, but the six (6) month period shall not be deemed to commence until the effective date of this title.
6. There shall be no more than eight (8) persons receiving support services at this location at any given time plus up to two (2) staff persons. Rehabilitation services are continuous all day and all night every day (24/7).
7. An amended conditional use permit may be applied for and administered in a manner similar to that required for a new conditional use permit. Amended conditional use permits shall include reapplications for permits that have expired or have been denied, requests for substantial changes in conditions or expansions of use, and as otherwise described in this Ordinance. Applications for conditionally permitted uses which consist of multiple structures to be developed on the property shall include a conceptual development plan showing the structures proposed. The conditional use permit is approved for the use of the property which does not require an amendment each time a structure is proposed; however, once proposed development exceeds the approved conceptual development plan or if the characteristics of use change, an amended application shall be submitted for consideration.

Passed and adopted this 4th day of November, 2019.

ATTEST:

APPROVED:

Kelly Matalka, City Clerk

Shaun Sipma, Mayor