

City of Minot
Regular Planning Commission Meeting
Tuesday, March 7, 2023 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 February 7, 2023 Regular Meeting Minutes

Documents:

[2 \(FEB\) RECOMMENDATIONS 2023.PDF](#)

5. Case #2023-03-03: Zoning Map Amendment - Norton's Addition
Public hearing request by Harry Travis Mowbray on behalf of Mowbray Properties, LLC for a zoning map amendment from "C2" General Commercial District to "M1" Light Industrial District for the purpose of business expansion. The legal description for the property is Lots 18, 19, and the West 10 Feet of Lot 20 in Block 3 of the Replat of Lots 41 thru 49, Block 1, and Blocks 2 & 3 of Norton's Addition to the City of Minot, Ward County, North Dakota.

The address for the property is 408 20th Ave. SE.

Documents:

[2023-03-03 - NORTONS ADDITION - ZONE CHANGE WEXHIBITS.PDF](#)

6. Case #2023-03-02: Zoning Map Amendment And Preliminary Plat - Highlands At North Hill
Public hearing request by Ackerman Surveying, representing 701 Development, LLP, for a zoning map amendment from "R4" Planned Residential District/"R2" Two-Family Residential District with a "PUD Overlay" Planned Unit Development to solely "R2" Two-Family Residential District with a "PUD Overlay" Planned Unit Development. The proposal includes a preliminary plat to consolidate numerous twinhome lots to accommodate single-family dwellings mimicking the development pattern of Highlands at North Hill 3rd Addition. Two lots are reserved for future development. The proposed subdivision is Highlands at North Hill 7th Addition. The legal description for the property is Lots 19B thru 27B, Block 4, Lots 9A thru 24B, Block 5, Lots 11B thru 14B, Block 6, Highlands at North Hill 2nd Addition AND Lot 10, Block 2, Highlands at North Hill 3rd Addition AND Lot 5, Highlands at North Hill 6th Addition and Portions of Ivory Street and 23rd Ave. NW to the City of Minot, North Dakota.

The address for the properties is 2300 thru 2501 Ivory St. and 2300 thru 2417 23rd Ave. NW.

Documents:

[2023-03-02 - HIGHLANDS AT NORTH HILL - PUD MAJOR PLAT WEXHIBITS REDUCED.PDF](#)

7. Case #2023-03-01: Zoning Map Amendment And Conditional Use Permit - Norheim Heights Addition

Public hearing request by Alejandro Lopez representing Lopez LLC, owner for a zoning map amendment from "R-3" Multiple Residence District to "C2" General Commercial District for the purpose of developing a commercial recreation facility and a series of commercial shops. The application also includes a conditional use permit for enclosed warehousing related to the commercial shop use. The legal description for the property is Lot 2, Norheim Heights Addition to the City of Minot, Ward County, North Dakota.

The address for the property is 501 40th Ave. SW.

Documents:

[2023-03-01 - NORHEIM HEIGHTS - ZONE CHANGE, CUP WEXHIBITS REDUCED.PDF](#)

8. Case #2023-03-04: Conditional Use Permit - North Side 5th Addition

Public hearing request by Ackerman-Estvold, representing Gaylin Schmidt for a conditional use permit for enclosed warehousing to construct "ten shop condo units." The legal description for the property is Lots 3 & 4 North Side 5th Addition to the City of Minot, Ward County, North Dakota.

The addresses of the properties are 3650 and 3670 N. Broadway.

Documents:

[2023-03-04 - NORTH SIDE 5TH ADDITION - MINOR PLAT, CUP WEXHIBITS REDUCED.PDF](#)

9. Other Business

10. Adjournment