

City of Minot  
Regular Planning Commission Meeting  
Tuesday, April 4, 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 March 7, 2023 Regular Meeting Minutes

Documents:

[3 \(MAR\) RECOMMENDATIONS 2023.PDF](#)

5. Case #2023-04-01: Zoning Map Amendment - Cenex 4th Addition  
Public hearing request by Sherry McGlaughlin on behalf of SM Real Estate, owner for a zoning map amendment from "M1" Light Industrial District to "CBD" Central Business District. The purpose for the request is to align the zoning with existing use of the property as a pool hall. The legal description for the property is Lots 1 and 3, Cenex 4th Addition.

The address for the property is 215 E. Central Ave. and 11 3rd St. NE.

Documents:

[2023-04-01 - CENEX 4TH ADDITION - ZONE CHANGE  
WEXHIBITS\\_REDUCED.PDF](#)

6. Case #2023-04-02: Zoning Map Amendment And Preliminary Plat - Ridgedale Industrial Park 2nd Addition  
Public hearing request by Eric Bretheim, owner for a zoning map amendment from "C2" General Commercial District to "M1" Light Industrial District for Lot 2, Ridgedale Industrial Park 2nd Addition. The request also includes annexation of the subject property and adjoining right-of-way. The purpose for the request is for unspecified future light industrial development.

The property is unaddressed and is located east of 225 45th Ave. NE.

Documents:

[2023-04-02 - RIDGEDALE - ANNEX, ZONE CHANGE  
WEXHIBITS\\_REDUCED.PDF](#)

7. Case #2023-04-03: Conditional Use Permit - Livingston's 7th Addition  
Public hearing request by Stephen Harrison on behalf of Duemelands Commercial Real

Estate, representative for Meadowlark Holdings, LLC, owner, for a conditional use permit to construct and operate a truck stop in a "C2" General Commercial District. The legal description for the property is Block 2, Livingston's 7th Addition.

The property is unaddressed and is located northwest of the intersection of 13th St. SE and 21st Ave. SE.

Documents:

[2023-04-03 - LIVINGSTONS 7TH ADDITION TRUCK STOP - CUP WEXHIBITS\\_REDUCED.PDF](#)

8. Other Business

9. Adjournment