

City of Minot  
Regular Planning Commission Meeting  
Tuesday, May 2, 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 April 4, 2023 Regular Meeting Minutes

Documents:

[4 \(APR\) RECOMMENDATIONS 2023.PDF](#)

5. Case #2023-05-01. Zoning Map Amendment And Preliminary Plat

Public hearing request by the Ackerman Surveying, representing the City of Minot for a zoning map amendment from "R1" Single-Family Residential District to "P" Public Zone and a preliminary plat to consolidate numerous lots into one. The plat includes the vacation of several portions of rights-of-way. The purpose of the zoning map amendment and preliminary plat is to consolidate properties presently utilized for flood control purposes. The proposed plat is to be named Forest Acres 2nd Addition and the legal description for the property is Outlot 34, Section 23, Township 155 North, Range 83 West, Ward County, North Dakota, Lots 1 Thru 7, Block 1, Lots 1, 2, 4 Thru 7, Block 2, Amended Plat & Rearrangement of Forest Acres Addition Lots 30, 31, 48 thru 54 and Lot 57, Westwood Rearrangement of Vallie Addition, Lots 15, 32, 33, 45 thru 47, 55 And 56 Amended Plat of Lots 1 thru 15, 32 thru 47 and Lots 55, 56 & 62 of Westwood Rearrangement of Vallie Addition to the City Of Minot, North Dakota plus vacated portions of 3rd Avenue SE, 4th Avenue SW, and Forest Road.

The property addresses are as follows: 303 15th St. SW; 613 16th St. SW; 1200, 1206, 1212, 1304, 1308, 1400, 1401, 1404, and 1409 3rd Ave. SW; 1404, 1405, and 1409 4th Ave. SW; 1510 5th Ave. SW; and 501, 503, 507, 511, 515, 519, 601, 605, 606, 609, 610, 614, 615, 616, 619, and 623 Forest Rd.

Documents:

[2023-05-01 - REZONE AND PRELIMINARY PLAT - FOREST ACRES 2ND ADDITION WEXHIBITS\\_REDUCED.PDF](#)

6. Case #2023-05-02. Zoning Map Amendment And Preliminary Plat

Public hearing request by the Ackerman Surveying, representing the City of Minot for a zoning map amendment from "R1" Single-Family Residential District to "P" Public Zone and a preliminary plat to consolidate numerous lots into one. The plat includes the vacation of several portions of rights-of-way. The purpose of the zoning map amendment and preliminary plat is to consolidate properties presently utilized for flood control purposes. The proposed plat is to be named Napa Valley 20th Addition and the legal description for the property is Lots 12, 13, 34 thru 44 and a vacated portion of Forest Road, Amended Plat of Lots 1 Thru 15, 65 Thru 47 and Lots 55, 56 & 62 of Westwood Rearrangement of Vallie Addition to the City Of Minot, North Dakota.

The property addresses are as follows: 1601 and 1603 7th Ave. SW; and 708, 709, 711, 712, 715, 716, 800, 801, 802, 803, 804, 805, and 807 Forest Rd.

Documents:

[2023-05-02 - REZONE AND PRELIMINARY PLAT - NAPA VALLEY 20TH ADDITION WEXHIBITS\\_REDUCED.PDF](#)

7. Case #2023-05-03. Zoning Map Amendment

Public hearing request by Rolly Ackerman, owner for a zoning map amendment from "M1" Light Industrial District and "M2" Heavy Industrial District to "CBD" Central Business District. The purpose of the request is to bring the existing and potential future use of the property in alignment with others in the area as the neighborhood continues to transition away from industrial and closer to downtown-oriented commercial uses. The legal description for the property is all of Lots 9, 10, 22, 23 and parts of Lots 7, 8, 24 and 25, Block 20, Original Townsite of Minot, Ward County, North Dakota AND Lots 2, 3, 4 Less Railroad Right of Way and Lot 5, Block 20, Original Townsite Of Minot, Ward County, North Dakota.

The property addresses are 15 Main St. N. and 25 Main St. N.

Documents:

[2023-05-03 - MAIN STREET NORTH - ZONE CHANGE WEXHIBITS\\_REDUCED.PDF](#)

8. Case #2023-05-04. Preliminary Plat And Variance

Public hearing request by Sean Weeks, representing Tony Bernhardt on behalf of Enerbase for a preliminary plat to consolidate multiple lots into two lots. The proposed plat will be known as Home Acres 5th Addition. The application also includes a variance request for relief from the setback applied to the gas station canopy from fifteen feet from any property line to four and one-half feet (4.5') at the NW corner and six and one-fifth foot (6.2') at the NE corner. Further, the variance requests relief from setback applied to pump islands from twenty feet (20') to seventeen and four-fifths feet (17.8') for the NW island and eighteen feet (18') for the NE fuel island. The legal description for the property is the West 99 feet of Lot 1, Lot 9 and the West 163 feet of Lot 10, Home Acres Addition and the West 99 Feet of the North 100 feet of Lot 1, Replat of Felber's Rearrangement of Lots 2 thru 5, Block 6, Home Acres Addition to the City of Minot, North Dakota.

The property addresses are 1801 S. Broadway, 1809 S. Broadway, and two unaddressed properties immediately to the east of 101 18th Ave. SW.

Documents:

[2022-05-04 - HOME ACRES - VARIANCE, PRELIMINARY PLAT WEXHIBITS\\_REDUCED.PDF](#)

9. Case #2023-05-05. 2040 Comprehensive Plan Adoption

Public hearing request by Brian Billingsley, Community and Economic Development Director, on behalf of the City of Minot to adopt a new comprehensive plan known as the City of Minot 2040 Comprehensive Plan. The plan may be reviewed ahead of the meeting at the following online location: <https://minot2040.com/plan-materials/> .

Documents:

[2023-05-05 - 2040 COMPREHENSIVE PLAN STAFF REPORT.PDF](#)

10. Other Business

11. Adjournment

