

City of Minot  
Regular Planning Commission Meeting  
Tuesday, July 11, 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 June 6, 2023 Regular Meeting Minutes

Documents:

[6 \(JUN\) RECOMMENDATIONS 2023.PDF](#)

5. Continued From June 6,2023: Case #2023-06-02. Zoning Map Amendment W/ Planned Unit Development (PUD) - Citizen Alley

Public hearing request by the Askal Group, LLC, owner for a zoning map amendment from “CBD” Central Business District and “C2” General Commercial District to “CBD” Central Business District with a “PUD Overlay.” The purpose for this request is to clean up the entitlements for the respective properties and to accommodate “Citizen Alley”, a multi-purpose community-oriented open space. The legal description for the properties are Block 1, Kyle’s Addition, Portion of Lots 1, 2, and 3, Block 1, Original Minot Addition West, and Lot 4, Block 1, Original Minot Addition Less the Soo R/W.

The addresses for the properties are as follows: 3 thru 7 1st St. SE and 110 E. Central Ave.

Documents:

[2023-06-02 - CITIZEN ALLEY - PUD WEXHIBITS\\_REDUCED.PDF](#)

6. Case #2023-07-04. Zoning Map Amendment - South Main St

Public hearing request by Jonathan Layne on behalf of Providence House, applicant representative for Trinity Health Foundation, owner, for a zoning map amendment from “C1” Neighborhood Commercial District to “CBD” Central Business District. The purpose of the zoning map amendment is to provide in-patient treatment services and is defined within the Land Development Ordinance of the City of Minot as Hospital. The legal description for the property is Lots 16, through 19, Block 2, Ramstads First Addition.

The address for the property is 415 Main St. S.

Documents:

[2023-07-04 - SOUTH MAIN ST. - ZONE CHANGE WEXHIBITS.PDF](#)

7. Case #2023-07-03. Zoning Map Amendment And Preliminary Plat - Highlander Estates 5th

#### Addition

Public hearing request by Ackerman Surveying, applicant representative, on behalf of HL Development, LLC, owner for a preliminary plat and zoning map amendment. The purpose of the preliminary plat is to subdivide two platted lots into five lots. Further, a portion of right-of-way known as 29th St. SW is proposed to be vacated. The proposed plat is to be known as Highlander Estates 5th Subdivision. Finally, a zoning map amendment is requested to amend the properties from "C1" Neighborhood Commercial District and "C2" General Commercial District to solely "C2" General Commercial District. The legal description for the properties are Lots 9 & 10, Highlander Estates Subdivision to the City of Minot, North Dakota.

The properties are presently unaddressed and are located to the northeast of the intersection of 37th Ave. SW and 30th St. SW.

#### Documents:

[2023-07-03 - HIGHLANDER ESTATES 5TH ADDITION - ZONE CHANGE, PRELIM PLAT WEXHIBITS.PDF](#)

#### 8. Case #2023-07-05. Zoning Map Amendment - Skyport 12th & 13th Addition

Public hearing request by Roscoe Streyle on behalf of United Community Bank of North Dakota for a zoning map amendment from "R4" Planned Residential District to "R1" Single-Family Residential District for the purpose of replatting the properties to traditionally-sized single-family lots. The legal description for the property is lots 10 through 18, Block 3, Skyport 6th Addition and Lots 2A through 2J, Skyport 9th Addition to the City of Minot, North Dakota.

The addresses for the properties are as follows: 900 28th Ave. NW, 2704, 2800, 2804, 2808, 2812, 2816, 2820, 2824, and 2828 Jeffrey Dr. NW, and 2803, 2807, 2811, 2815, 2819, 2823, 2827, 2831, and 2835 10th St. NW.

#### Documents:

[2023-07-05 - SKYPORT 12TH AND 13TH ADDITIONS - ZONE CHANGE WEXHIBITS.PDF](#)

#### 9. Case #2023-07-01. Zoning Map Amendment And Preliminary Plat - Prairie View Estates 5th Addition

Public hearing request by David and Betty Petry, applicant representative/owner, on behalf of KJK-Corcoran School Holding Company, Inc., owner for a preliminary plat to adjust a shared property boundary between two platted lots. Each of the existing planned lots resides in a different zoning district, prompting the zoning map amendment request. The zoning map amendment is from "GMU" General Mixed Use District to "R1" Single-Family Residential District for that area of land to be exchanged between the two platted lots. The proposed plat is to be named Prairie View Estates 5th Addition. The legal description for the properties are Lot 6, Prairie View Estates Addition and Lot 2, Prairie View Estates 4th Addition to the City of Minot, North Dakota.

The property addresses are 2025 20th St. NW and 2004 21st St. NW.

#### Documents:

[2023-07-01 - PRAIRIE VIEW ESTATES 5TH ADDITION - ZONE CHANGE, PRELIM PLAT WEXHIBITS.PDF](#)

10. Case #2023-07-02. Zoning Map Amendment - First District Health

Public hearing request by the City of Minot, applicant representative, on behalf of First District Health Unit, owner, for a zoning map amendment from "R1" Single-Family Residential District and "C4" Planned Commercial District to "P" Public District for the purpose of realigning the zoning with the existing office, clinic, and accessory storage uses on property owned by a public entity. No change in existing uses is proposed by this zoning map amendment request. The legal description for the property is Outlots Sec 26 155 83 NW1/4 NE1/4 Outlot 2 Less South 50' & Less North 7' & Less South 182' of East 300' Less West 458' AND Outlots Sec 26 155 83 NW 1/4 NE 1/4 South 182' of East 300' Less South 50' & Less North 50' of South 100' Of East 150' Outlot 2.

The addresses for the properties are as follows: 801 11th Ave. SW and 800 12th Ave. SW.

Documents:

[2023-07-02 - FIRST DISTRICT HEALTH - ZONE CHANGE WEXHIBITS.PDF](#)

11. Other Business

12. Adjournment