

City of Minot
Regular Planning Commission Meeting
Tuesday, August 1, 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 July 11, 2023 Regular Meeting Minutes

Documents:

[7 \(JUL\) 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 #2023-08-01. Zoning Map Amendment - West Hills 2nd Addition

Public hearing request by Wade Huus, owner for a zoning map amendment from “R1” Single-Family Residential to “RR” Rural Residential District for the purpose of constructing a third outbuilding. The legal description of the property is Lot 1, West Hills Acres 2nd Addition to the City of Minot, North Dakota.

The address for the property is 3500 Highview Ave. NW.

Documents:

[CASE 2023-08-01 - WEST HILLS 2ND ADDITION - ZONE CHANGE WEXHIBITS.PDF](#)

7. Case #2023-08-02. Zoning Map Amendment, Future Land Use Amendment And Preliminary Plat - Highlander Estates 6th Subdivision

Public hearing request by Ackerman Surveying, representing HL Development, LLC, owner for a zoning map amendment from "R2" Two-Family Residential District and "R3" Multiple Residence District to "GMU" General Mixed Use District, "C2" General Commercial District, and "RM" Medium Density Residential District. The application includes a request for a future land use map amendment from all Urban Residential to Mixed Use Center, General Commercial, and Urban Residential. Finally, the application includes a preliminary plat for the creation of Highlander Estates 6th Subdivision. The purpose of the application is to facilitate unspecified commercial and residential development. The legal description for the property is Lots 11 and 12, Highlander Estates Subdivision to the City of Minot, North Dakota.

The properties are unaddressed, being located north of the termination of 23rd St. SW and west of the termination of 35th Ave. SW.

Documents:

[2023-08-02 - HIGHLANDER ESTATES 5TH ADDITION - ZONE CHANGE, PRELIM PLAT WEXHIBITS.PDF](#)

8. Case #2023-08-03. Zoning Map Amendment - Tollberg Shores 2nd Addition
Public hearing request by Dan Madler on behalf of BSI MHA, LLC representing Northern Lights Property Development, LLC, owner for a zoning map amendment from "R1" Single-Family Residential District to "RM" Medium Density Residential District for the purpose of constructing two (2) thirty-six unit apartment complexes. The legal description for the property is Lot 2, Block 1, Tollberg Shores Second Addition.

The property is unaddressed, being located north of the area pond, lying east of 16th St. NW. and west of 27th Ave. NW.

Documents:

[CASE 2023-08-03 - TOLLBERG SHORES 2ND ADDITION - ZONE CHANGE WEXHIBITS.PDF](#)

9. Case #2023-08-04. Zoning Text Amendment - Article 13
Public hearing request by the City of Minot for a zoning text amendment to amend that portion of code related to replacement of residential dwellings in non-agricultural and non-residential districts. The changes are proposed for Section 13.1-4. D. of the Land Development Ordinance of the City of Minot.

Documents:

[2023-08-04 - TEXT AMENDMENT - DWELLINGS IN NON-RESIDENTIAL DISTRICTS WEXHIBITS.PDF](#)

10. Other Business

11. Adjournment