

City of Minot
Regular Planning Commission Meeting
Wednesday, September 6, 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 August 1, 2023 Regular Meeting Minutes

Documents:

[8 \(AUG\) 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 #2023-09-01. Variance - Highlands At North Hill

Public hearing request by Brian Billingsley, Community and Economic Development Director, City of Minot on behalf of Four Seasons Construction, Inc. and 701 Development, LLP, owners, for a variance to the street side setback of a classified street. The request includes a variance from twenty-five feet (25') to fifteen feet (15') for Lot 1A, Block 1, Highlands at North Hill 2nd Addition and from twenty-five feet (25') to ten feet (10') from the street side setback for Lot 1, Block 1, Highlands at North Hill 3rd Addition.

The addresses for the properties are 2601 & 2521 Granite Dr. NW.

Documents:

[2023-09-01 - HIGHLANDS AT NORTH HILL - VARIANCE WEXHIBITS.PDF](#)

7. Case #2023-09-02. Vacation Of Plat And Preliminary Plat - Citizen Alley
Public hearing request by the Aksal Group, LLC, owner, for a request to vacate Kyle's Addition under Section 40-50.1-16. of N.D.C.C. Kyle's Addition is described as being a Portion of the Soo Line Right-of-way, Portion of Lots 1-5, Block 1, Original Minot and Lots 1 & 2 and a Portion of Lots 3-5, Block 23, and Lot 9, Block 30, First Addition to the City of Minot, North Dakota, and a portion of condemned Welcome Street. Further, Aksal Group, LLC requests a preliminary plat to establish Citizens Alley Addition, being a three-lot subdivision comprised of the proposed-to-be-vacated plat of Kyle's Addition and West Portion of Lots 1, 2, and 3, Block 1, Original Minot, and Lot 4, Block 1, Original Minot Less the Soo R/W. The legal description for the property is 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:

[2023-09-02 - CITIZENS ALLEY - PRELIM PLAT, PLAT VACATION WEXHIBITS.PDF](#)

8. Case #2023-09-03. Conditional Use Permit - Walhood 3rd Addition
Public hearing request by Ready Builders Inc. & Ready Rentals, LLC, applicant, on behalf of Imperial Properties, owner, for a conditional use permit to establish a construction yard in the "C2" General Commercial District. The legal description for the property is Lot 2, Walhood 3rd Addition.

The property address is 2012 Hwy 2 & 52 Bypass W.

Documents:

[2023-09-03 - WALHOOD 3RD ADDITION - CUP WITH EXHIBITS.PDF](#)

9. Case #2023-09-04. Preliminary Plat And Street Vacation - Rockin' Horse
Public hearing request by Dutch Mill Development, LLC, owner, for a preliminary plat to subdivide one lot into two lots and vacate a portion of 27th St. SE right-of-way. The legal description for the property is Lot 1, Metz Addition to the City of Minot, North Dakota.

The property address is 2625 Burdick Expy E.

Documents:

[2022-09-04 - ROCKIN HORSE - PRELIM PLAT WEXHIBITS.PDF](#)

10. Other Business

11. Adjournment